

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 4, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, April 4, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Rachael Beal and Jan Wilson  
Excused: Councilmember Jed Jenkins  
Staff: Diane Hirschi, Dan Schuler, Trent Meyerhoffer, Brandon Richards  
Present: Cody Rhees, Drew Wright, Alan & Vicki Tebbs, Mike & Debbie Beesley, Dustin Skeen, Coby & Kaisha Higley, Jim & Kathie East, Sara Loney, Lisa Cox  
Zoom:  
  
Call to Order: Mayor Beesley  
Pledge of Allegiance: Councilmember Beal  
Invocation/Moment of Silence: Mayor Beesley

Approval of Minutes from March 21, 2024

**Councilmember Wilson moved to approve the minutes from March 21, 2024 as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Comments: Public

Drew Wright, from Emerald Pools, representing Alan & Vicki Tebbs reported to the council that they applied for a building permit for a pool. It couldn't be approved due to the code stating the rear setback cannot be less than 25 feet on a corner lot. They applied for a variance and it was denied. There was some discussion about the code and they are requesting the city to look into the code and see if that setback is necessary. Mr. Wright noted that he has done a lot of pools but never ran into a setback like this. He mentioned that he understands that codes are there for a reason but is just asking the city take another look at it. The council agreed to send it back to the Planning Commission to review this ordinance.

Debbie Beesley asked if there have been any decisions on Stillcreek. The Mayor said no. She asked why the plat that is signed by the city doesn't take care of the issue. Brandon Richards noted that we cannot comment on that yet. He noted that they will set a meeting with staff on this issue.

Coby and Kaisha Higley reported that their house was flooded due to a sewer backup on 1600 N at the end of January. They are frustrated because they can't get any answers from Cameron from our insurance company. He promised them weeks ago that a decision would be made in a couple days. Diane reported that she tried to contact him and has not heard back as of yet. The Mayor said he would make a phone call.

Sara Loney reported that she runs Recyclops in our area. She noted that it is a franchise and works directly with residents if they are interested. She is introducing herself to see if we can work together and maybe get a spot on our website. Councilmember Beal noted that she should get on the unofficial Plain City Facebook page and make herself known. She also noted that a lot of residents are on Next Door. Sara thanked the council for their time.

Report from Planning Commission

Dustin Skeen reported that they recommended final approval to Sunset Estates. They asked for a change in the description concerning the irrigation line easement and that has been taken care of. The Planning Commission reviewed the development agreement for Brynlee Acres and have asked him to make some changes. Dustin reported that they had some discussion on the stipulation that if there are more than 30 lots, a second access is required. He noted that Brynlee Acres has about 50 lots. The discussion entailed asking for letters from both the state and local fire marshal for their recommendation on an emergency fire lane versus a full paved access. The Mayor mentioned that River Crossing Phase 2 has an emergency fire lane. Councilmember Beal asked for the purpose of a fire lane. It was noted that in the case of an emergency, there is another way out of a subdivision. Dustin noted that with Brynlee Acres, a road may hook into JDC Ranch. The Mayor strongly suggested that they

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look at the JDC Ranch plans. The council also asked Dustin to have the Planning Commission look into the swimming pool ordinance. He noted that he would.

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

It was noted that the Planning Commission recommended approval. **Councilmember Wilson moved to give final approval to Sunset Estates. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Acceptance of iWorQ Proposal

This is an upgrade to the program we already have but will allow the contractor to submit building permits and pay online. It will be hooked to our website. Trent Meyerhoffer, our building inspector reported that most all of the cities in Weber County are moving to this. He reported that we are already using this system and pay \$2,900 per year. This upgrade will increase it by \$3,000. Trent noted that there are other companies that do this, but since we are already using iWorkQ, all our data is already input. If we transitioned to another program, we would lose all our data. Brandon noted that the contract is a three-year term and then can be terminated after 60 days if needed. Councilmember Beal noted that she is in favor of it but suggested that we look into increasing the building fees in order to compensate for the increase. Councilmember Favero noted that this is a local company based out of Logan. **Councilmember Beal moved to accept the iWorQ proposal as presented and to look into changing the fee schedule at our next meeting. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – River Crossing Phase 1

**Councilmember Favero moved to give final acceptance to River Crossing Phase 1. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – S-Curve Phase 2

**Councilmember Wilson moved to give final acceptance to S-Curve Phase 2. Councilmember Beal seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – S-Curve Phase 3

**Councilmember Beal moved to give final acceptance to S-Curve Phase 3. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Acceptance of Annual Municipal Wastewater Planning Program (MWPP) Survey

The Mayor noted that this is an annual survey that just needs the council's blessing. Councilmember Beal noted that Dan marked no on the question about projected capital improvement reserve funds being sufficient for the next five years. Dan explained that in 2018, JUB put together a 10-year plan for sewer projects. It just depends on what projects we are prioritizing as to how much it will cost. It was also noted that we have grants available as well as impact fees to help with the funding. It was noted that the JUB plan in 2018 didn't account for inflation. It may be time to relook at the plan and reprioritize. **Councilmember Beal moved to accept the Annual Municipal Wastewater Planning Program (MWPP) Survey. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Motion: Approval of Business License

Solicitor

Jaime Loredó 2982 W 2050 N home improvement/electrical contractor solicitor

**Councilmember Beal moved to approve the business licenses as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**



PLAIN CITY COUNCIL  
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Motion: Approval of Warrant Register

See warrant register dated 03/19/2024 to 03/31/2024. There was a question on Wheeler Machinery. Dan noted that it was to replace the generator on lift station #7. **Councilmember Beal moved to approve and pay the bills as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Beal noted that she wasn't able to be at the Easter Egg Hunt but heard it was a great success.

Councilmember Panunzio noted that he is on day shift and will do his best to make the meetings.

Councilmember Favero mentioned he attended the Ogden Layton Technical Advisory Committee meeting concerning street project funding that he hopes we are taking advantage of.

Mayor Beesley reported that the Utah League of Cities and Towns will be having their mid-year conference in St. George. He noted that it is a good conference. They have one in Salt Lake in September that is better. If the council decides to go, the city will pay for the expenses. He noted that if you do sign up to go, please attend the classes. He also noted that he has a copy of an overlay zone from another city that he would like the Planning Commission to look into. He doesn't want it to replace our overlay zone, but could be another option. It would allow for smaller lots with homes to be more affordable. They would have to be owner occupied and would be good for young families. It would not be something widespread, but could be used here and there.

**At 7:14 p.m. Councilmember Favero moved to adjourn and was seconded by Councilmember Panunzio. The vote was unanimous.**

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

Date approved \_\_\_\_\_

[Plain City UT] Request for Presentation on **Approval Voting** (Sent by Nate Allen, nate@utahapproves.org)

Contact form at Plain City UT <cmsmailer@civicplus.com>

Tue 4/2/2024 12:06 PM

To: Diane Hirschi <dianeh@plaincityutah.org>

📎 2 attachments (371 KB)

huntsville24.pdf; northogden24.pdf;

may 2

Hello dhirschi,

Nate Allen (nate@utahapproves.org) has sent you a message via your contact form (<https://www.plaincityutah.org/user/466/contact>) at Plain City UT.

If you don't want to receive such e-mails, you can change your settings at <https://www.plaincityutah.org/user/466/edit>.

Message:

Dear Plain City City Recorder,

First allow me to thank you for your service to your community, I believe the heart of our democracy is responsive local politics and I appreciate your dedication to being public servants. My name is Nate Allen and I am the Executive Director of Utah Approves, a non-profit organization dedicated to improving voting methods to best reflect the values of all voters. Our primary focus is on the implementation of Approval Voting, a simple yet impactful method that allows voters to say 'Yes' or 'No' to all candidates on the ballot, similar to city council races allowing for multiple selections.

I am writing to inquire if it would be possible for Utah Approves to deliver a presentation to the city council regarding Approval Voting. Our objective is to provide comprehensive information about this method and its potential benefits. As part of our advocacy efforts, we are in the process of collecting letters that support the option of Approval Voting in municipalities from city councils across the state which will be delivered to the legislature. To date, both Huntsville and North Ogden have written such letters, which you can see attached for your reference. Additionally, Ricky Hatch, the Weber County Clerk, has expressed his support for Approval Voting as the best alternative method and has previously attended our presentations to answer additional questions from the clerk's perspective.

Would it be feasible to schedule a presentation slot on an upcoming agenda within the next few weeks? We are excited to discuss this method and answer any questions you may have.

Thank you for considering our request and I look forward to hearing from you.



Sincerely,

Nate Allen  
Executive Director  
Utah Approves

SeaWestern, Inc  
P.O. Box 51,  
Kirkland, WA 98083



# SEAWESTERN

## FIRE FIGHTING EQUIPMENT

## Quote

Phone: 425-821-5858  
Email: Info@seawestern.com  
www.seawestern.com

<b>Bill To:</b>		<b>Ship To:</b>		<b>Date</b>	
Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		02/28/2024	
				<b>Customer No.</b>	
				1112890	
				<b>Quote No.</b>	
				QUO21306	
<b>Sales Rep</b>					
Brandon Nanney					

<b>Expires</b>	<b>Attention</b>	<b>Delivery</b>	<b>FOB</b>
03/29/2024			

Qty	Unit	Part Number	Description	Unit Price	Extended Price
1	EA	FLIR K53	FLIR K53 Tactical TIC – Premium Image – 320 x 240 Resolution – Single Button Design	4,749.05	4,749.05
1	EA	FLIR K55	FLIR K55 Tactical TIC – Premium Image – 320 x 240 Resolution – Three Button Design – Five Image Modes	5,414.05	5,414.05
1	EA	FLIR K45	FLIR K45 Tactical TIC – Value TIC – 240 x180 Resolution – Three Button Design – Five Image Modes	4,084.05	4,084.05
1	EA	BH Quicke	BlowHard Quicke 20" High Flow Jet PPV Fan - Dimensions: 21" x 21" x 9 3/4", 45lbs. w/ Battery	4,365.00	4,365.00
1	EA	RAM XD Monitor	Elkhart Ram XD Monitor	2,609.53	2,609.53

**Total** **\$21,221.68**

*Pricing valid for above listed quantities  
Restocking fee up to 25% will apply on any non-stock merchandise  
Returns within 30 days of receipt  
Custom orders are non-cancellable, non-returnable  
Unless otherwise noted, pricing does not include shipping.  
Orders over \$2500 paid by credit card will have a 3% processing fee applied.*



SeaWestern, Inc.  
P.O. Box 51,  
Kirkland, WA 98083



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[www.seawestern.com](http://www.seawestern.com)

<b>Bill To:</b>		<b>Ship To:</b>		<b>Date</b>	03/27/2024
Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		<b>Customer No.</b>	1112890
				<b>Quote No.</b>	QUO22008
				<b>Sales Rep</b>	
				Brandon Nanney (801) 759-8848 <a href="mailto:bnanney@seawestern.com">bnanney@seawestern.com</a>	
<b>Attention</b>	<b>Delivery</b>	<b>FOB</b>	<b>Expires</b>		
	Dropship Rate		04/26/2024		

Qty	Unit	Part Number	Description	Unit Price	Extended Pri...
1	EA	2.5" XD Shutoff	Elkhart Brass 2.5" XD Shutoff 0069XD0F-060100070A Waterway: 1 3/8" 06 - Outlet: 1 1/4", 1.5" MNH 01 - Inlet: 2.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 07 - Bale Insert: LUMINESCENT 0A - Custom Laser Etch: YES	513.59	513.59
1	EA	ELK Chief XD High-Range Tip	Elkhart Chief XD Tip 04XD025F-0501070A Waterway: 1 3/8" 05 - Stem: 250 GPM @ 50 PSI 01 - Inlet: 1.5" FNH 07 - Bumper: LUMINESCENT 0A - Teeth: SPINNING	619.28	619.28
1	EA	1.5" XD Shutoff	Elkhart Brass 1.5" XD Shutoff 0033XD0F-010100070A Waterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 07 - Bale Insert: LUMINESCENT 0A - Custom Laser Etch: YES	391.88	391.88
2	EA	ELK Chief XD Mid-Range Nozzle	Elkhart Chief XD Nozzle 04XD0F57-0101000707AA Waterway: 1 3/8" 01 - Stem: 150 GPM @ 50 PSI 01 - Inlet: 1.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 07 - Bale Insert: LUMINESCENT 07 - Bumper: LUMINESCENT A - Teeth: SPINNING	746.94	1,493.88

Pricing valid for above listed quantities  
Restocking fee up to 25% will apply on any non-stock merchandise  
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[www.seawestern.com](http://www.seawestern.com)

Qty	Unit	Part Number	Description	Unit Price	Extended Pri...
1	EA	Short Barrel	A - Custom Laser Etch: YES Elkhart Brass XD Handline Nozzle : XD Smooth Bore 000187XD-0112 Model: 187-XD Configuration: Short Barrel 01 - Inlet & Discharge: 1.5" FNH, 7/8" 12 - Bumper: LUMINESCENT	130.63	130.63

Subtotal	3,149.26
Shipping Cost (Dropship Rate)	48.00
<b>Total</b>	<b>\$3,197.26</b>

*Pricing valid for above listed quantities*  
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Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		Plain City Fire Department 4132 W 2200 N Plain City, UT 84404		03/27/2024	
				<b>Customer No.</b>	
				1112890	
				<b>Quote No.</b>	
				QUO21994	
<b>Sales Rep</b>					
Brandon Nanney (801) 759-8848 <a href="mailto:bnanney@seawestern.com">bnanney@seawestern.com</a>					

<b>Attention</b>	<b>Delivery</b>	<b>FOB</b>	<b>Expires</b>
	Dropship Rate		04/26/2024

Qty	Unit	Part Number	Description	Unit Price	Extended Pri...
12	EA	COMBAT SNIPER	KEY FIRE HOSE #DP17-100S COMBAT SNIPER, 1.77" ID DOUBLE JACKET POLYESTER WOVEN OUTSIDE JACKET OVER A NITRILE/PVC LINER, PRICED WITH ALUMINUM COUPLINGS, 50' LENGTH  4 Sticks :Red 4 Sticks :Yellow 4 Sticks :Green	284.29	3,411.48
4	EA	KEY DP25-TRU : 50	KEY FIRE HOSE #DP25-TRU, 2.5" TRU ID POLYESTER DOUBLE JACKET FIRE HOSE, RUBBER LINED WITH 2.5" ALUMINUM COUPLINGS NST, 50' LENGTH  Color: Blue	277.24	1,108.96

Subtotal	4,520.44
Shipping Cost (Dropship Rate)	295.00
<b>Total</b>	<b>\$4,815.44</b>

*Pricing valid for above listed quantities  
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**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b><u>TAXES</u></b>					
10-31-10	CURRENT YEAR PROPERTY TAXES	197,821	194,305	225,000	212,000
10-31-20	REDEMPTIONS	2,336	1,223	3,000	2,500
10-31-25	REGISTERED VEHICLES	18,229	11,802	20,000	20,000
10-31-30	SALES AND USE TAXES	1,559,124	1,564,986	1,500,000	1,550,000
10-31-32	RAMP TAXES	7,833	-	7,850	7,850
10-31-40	FRANCHISE TAXES	463,530	384,137	380,000	380,000
10-31-45	TELECOMMUNICATIONS TAXES	23,451	21,812	18,000	22,000
10-31-50	CELL TOWER REVENUE	62,787	65,020	60,000	65,000
	TOTAL TAXES	2,335,110	2,243,284	2,213,850	2,259,350
<b><u>LICENSES AND PERMITS</u></b>					
			-		
10-32-10	BUSINESS LICENSES AND PERMITS	8,510	9,045	6,000	8,000
10-32-21	BUILDING PERMITS	383,572	354,344	325,000	350,000
	TOTAL LICENSES AND PERMITS	392,082	363,389	331,000	358,000
<b><u>INTERGOVERNMENTAL REVENUE</u></b>					
10-33-56	CLASS "C" ROAD FUND ALLOTMENT	415,512	417,600	425,000	425,000
10-33-57	UDOT GRANTS	40,744	-	-	-
10-33-60	STATE GRANTS	-	-	10,000	-
10-33-61	CONTRIBUTIONS FROM OTHER GOV'T	138,832	146,335	140,000	145,000
10-33-62	OGDEN CITY AMBULANCE REIMBURSE	11,328	-	30,000	30,000
10-33-63	WACOG/WEBER CO 3600 W	-	-	-	-
	TOTAL INTERGOVERNMENTAL REVENUE	606,416	563,935	605,000	600,000



**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>CHARGES FOR SERVICES</b>					
			-		
10-34-41	ENGINEERING FEES	684	-	-	
10-34-43	SANITATION FEES	597,633	1,038,300	695,000	1,002,000
10-34-50	ENGINEERING REIMBURSEMENTS	14,999	23,239	30,000	30,000
10-34-65	CEMETERY BURIAL FEES	4,275	7,425	9,000	8,000
10-34-74	PARK RENTAL FEES	2,228	1,566	1,500	1,500
10-34-75	RECREATION FEES - BASEBALL	49,799	48,000	42,000	48,000
10-34-76	REC FEES-BASKETBALL	44,149	49,412	62,000	50,000
10-34-77	RECREATION FEES - FOOTBALL	31,772	25,718	35,000	30,000
10-34-78	TRACK CLUB	5,802	5,789	6,500	6,000
10-34-79	CORNHOLE	767	579	1,000	800
10-34-80	VOLLEYBALL	3,863	2,377	-	4,000
	TOTAL CHARGES FOR SERVICES	755,970	1,202,405	882,000	1,180,300
<b>FINES AND FORFEITURES</b>					
10-35-10	COURT FINES	31,897	31,608	32,000	32,000
	TOTAL FINES AND FORFEITURES	31,897	31,608	32,000	32,000
<b>MISCELLANEOUS REVENUE</b>					
		-	-		
10-36-10	INTEREST EARNINGS	110,089	228,187	200,000	220,000
10-36-40	4TH OF JULY REVENUES	30,048	17,586	25,000	25,000
10-36-41	FOUNDERS DAY REVENUE	25	-	2,000	2,000
10-36-42	CULTURAL ACTIVITIES	-	-	2,000	2,000
10-36-50	STREET LIGHT REVENUE	-	-	-	-
10-36-61	PARK DONATIONS	280	-	-	-
10-36-62	AMPITHEATER DONATIONS	-	-	-	-
10-36-90	SUNDRY REVENUES	32,906	24,298	20,000	20,000
10-36-91	RENTAL REVENUE	6,225	7,508	6,000	6,000
10-36-93	FILING FEES	8,550	11,625	10,000	10,000
10-36-94	CREDIT CARD FEES	1,583	1,379	1,600	1,600
10-36-98	CARES ACT	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	189,706	290,582	266,600	286,600

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>IMPACT FEES</b>					
10-37-10	PARK IMPACT FEES	172,829	146,904	165,000	150,000
10-37-40	TRANSPORTATION IMPACT FEE	51,750	50,974	50,000	45,000
10-37-50	PUBLIC SAFETY IMPACT FEE	8,100	7,256	7,500	7,500
	USE OF FUND BALANCE	-	-	-	-
TOTAL IMPACT FEES		232,679	205,134	222,500	202,500
TOTAL FUND REVENUE		\$ 4,543,859	\$ 4,900,336	\$ 4,552,950	\$ 4,918,750

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PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>LEGISLATIVE</b>					
10-41-11	SALARIES - WAGES	30,273	24,000	24,000	30,600
10-41-13	SOCIAL SECURITY	1,887	1,871	2,800	2,800
10-41-14	EMPLOYEE BENEFITS	505	-	-	-
10-41-23	TRAVEL	407	68	2,500	2,500
10-41-24	OFFICE SUPPLIES AND EXPENSE	132	-	-	-
10-41-25	YOUTH COUNCIL	1,213	-	1,000	1,000
10-41-31	PROFESSIONAL STAFF-SALARIES	421	405	-	-
10-41-32	ATTORNEY SERVICES	11,560	10,391	12,000	12,000
10-41-33	EDUCATION AND TRAINING	6,555	9,325	10,000	10,000
10-41-34	AUDIT SERVICES	5,940	6,355	6,500	6,500
10-41-35	OFFICE CAPITAL EQUIPMENT	-	-	10,000	10,000
10-41-36	ENGINEERING SERVICES	153,074	145,196	140,000	155,000
10-41-37	OTHER PROFESSIONAL SERVICES	56,969	54,502	55,000	55,000
TOTAL LEGISLATIVE		268,935	252,111	263,800	285,400
<b>JUDICIAL</b>					
10-42-11	SALARIES/WAGES	21,442	26,477	23,725	30,600
10-42-13	SOCIAL SECURITY	1,648	2,054	1,800	2,300
10-42-14	EMPLOYEE BENEFITS	1,295	1,735	1,500	1,900
10-42-24	OFFICE SUPPLIES AND EXPENSE	82	-	1,000	1,000
10-42-31	LEGAL COURT SERVICES	8,503	9,221	10,000	10,000
10-42-33	EDUCATION & TRAINING	1,718	1,448	2,000	2,000
TOTAL JUDICIAL		34,688	40,936	40,025	47,800

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>ADMINISTRATIVE</b>					
10-43-11	SALARIES - WAGES	134,068	135,073	148,790	147,756
10-43-13	SOCIAL SECURITY	10,081	10,143	11,184	10,548
10-43-14	EMPLOYEE BENEFITS	45,734	52,641	48,155	54,746
10-43-23	TRAVEL	1,036	992	2,000	2,000
10-43-24	OFFICE SUPPLIES AND EXPENSE	7,773	10,156	10,000	10,000
10-43-31	PROFESSIONAL STAFF	25,540	26,384	28,000	28,000
10-43-33	EDUCATION AND TRAINING	1,608	2,036	2,000	2,000
TOTAL ADMINISTRATIVE		225,840	237,425	250,129	255,051
<b>NON-DEPARTMENTAL</b>					
10-49-22	PUBLIC NOTICES	1,035	2,659	9,000	7,000
10-49-50	BANK SERVICE CHARGE	2,221	2,469	2,500	2,500
10-49-51	INSURANCE AND SURETY BONDS	39,514	42,175	42,200	45,000
10-49-52	CONTINGENCY	-	-	-	-
10-49-53	4TH OF JULY	44,651	49,423	55,000	55,000
10-49-54	FOUNDERS DAY	-	-	2,500	2,500
10-49-60	CULTURAL ACTIVITIES	-	-	2,000	2,000
10-49-61	POPS CONCERT	1,977	357	2,000	2,000
10-49-63	EASTER EGG HUNT	1,382	1,300	1,300	1,300
10-49-64	PUMPKIN WALK	1,149	1,882	2,500	2,000
10-49-65	CHRISTMAS TREE LIGHTING	8,141	15,937	12,000	13,000
10-49-76	MISCELLANEOUS EXPENDITURES	23,849	49,442	32,000	32,000
10-49-77	ELECTIONS	-	5,710	20,000	-
TOTAL NON-DEPARTMENTAL		123,920	171,355	183,000	164,300

**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b><u>GENERAL GOVERNMENT BUILDINGS</u></b>					
10-50-11	SALARIES & WAGES	8,059	11,504	10,670	11,964
10-50-13	SOCIAL SECURITY	-	-	-	-
10-50-25	SHOP SUPPLY & MAINTENANCE	2,705	2,272	2,500	2,500
10-50-26	BLDGS & GROUNDS - MAINT & OPER	4,024	7,823	16,000	16,000
10-50-27	UTILITIES	92,893	98,061	90,000	102,000
10-50-28	TECHNOLOGIES	16,806	20,276	15,000	20,500
10-50-35	EQUIPMENT & SUPPLIES	829	636	7,800	5,000
10-50-41	UTILITIES - SHOP	-	-	-	-
10-50-42	UTILITIES STREET LIGHTS	-	-	-	-
10-50-43	UTILITIES OTHER	-	-	-	-
TOTAL GENERAL GOVERNMENT BUILDINGS		125,316	140,572	141,970	157,964
<b><u>PLANNING &amp; ZONING</u></b>					
10-52-26	PLANNING COMMISSION EXPENSES	7,832	5,138	7,000	7,000
10-52-30	GENERAL PLAN	4,376	9,414	6,000	37,000
10-52-33	EDUCATION AND TRAINING	-	-	2,000	2,000
10-52-34	PLANNER	-	-	-	-
TOTAL PLANNING & ZONING		12,208	14,552	15,000	46,000
<b><u>PUBLIC SAFETY</u></b>					
10-54-11	SALARIES - WAGES	90,319	102,079	96,264	106,162
10-54-13	SOCIAL SECURITY	6,877	7,839	7,371	8,153
10-54-14	EMPLOYEE BENEFITS	10,385	11,860	11,114	12,334
10-54-33	EDUCATION AND TRAINING	-	-	-	2,500
10-54-49	EQUIPMENT SUPPLIES & MAINTENAN	32,002	24,000	22,000	24,000
10-54-51	CROSSING GUARD EXPENSES	-	441	5,000	5,000
10-54-53	POLICE SERVICE - WCSO	573,595	624,819	624,819	681,053
10-54-55	ANIMAL CONTROL - WCSO	47,208	51,440	52,000	56,680
10-54-57	PUBLIC SAFETY IMPACT FEES	10,000	15,000	10,000	15,000
10-54-70	STREET LIGHT OPERATION	-	-	-	-



**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

<b>ACCOUNT NUMBER</b>	<b>ACCOUNT NAME</b>	<b>2023 ACTUAL</b>	<b>2024 PROJECTIONS</b>	<b>2024 BUDGET</b>	<b>2025 PROPOSED BUDGET</b>
	TOTAL PUBLIC SAFETY	770,387	837,478	828,568	910,881
	<b>EMERGENCY GRANT</b>				
10-56-11	SALARIES	-	-	-	-
10-56-13	SOCIAL SECURITY	-	-	-	-
10-56-14	EMPLOYEE BENEFITS	-	-	-	-
10-56-20	TRAINING & TUITION	-	-	-	-
10-56-29	BUILDING (MAINT & SUPPLIES)	-	-	-	-
10-56-48	DEPARTMENT SUPPLIES	-	-	-	-
10-56-75	GRANTS	-	42,309	42,310	-
10-56-82	EMS SUPPLIES	-	-	-	-
		-	42,309	42,310	-
	<b>FIRE PROTECTION</b>				
10-57-11	SALARIES - WAGES	259,126	236,979	279,770	285,000
10-57-13	SOCIAL SECURITY	19,793	19,689	21,467	20,477
10-57-14	EMPLOYEE BENEFITS	7,282	8,154	7,900	8,480
10-57-20	TRAINING & TUITION	1,257	773	4,000	7,500
10-57-21	PUBLIC RELATIONS	3,077	4,823	4,000	5,000
10-57-27	UTILITIES	-	-	-	-
10-57-29	BUILDING (MAINT. & SUPPLIES)	8,589	11,170	7,000	10,000
10-57-30	CERT	-	-	2,000	2,000
10-57-32	FLEET	23,892	14,631	20,000	20,000
10-57-36	EMERGENCY MITIGATION	-	-	-	2,000
10-57-50	AMBULANCE SERVICES	-	-	-	2,000
10-57-74	CAPITAL OUTLAY	-	-	-	-
10-57-82	EMS SUPPLIES	3,129	4,240	4,000	4,000
10-57-83	RADIO MAINTENANCE	5,318	12,904	8,000	8,000
10-57-85	FIRE REIMBURSE/TRAINING	156	-	-	500
10-57-86	FIRE (EQUIPMENT & MAINT)	10,559	38,145	42,000	42,000
10-57-87	FIRE PERSONAL PROTECTION	2,958	-	3,500	15,000
10-57-90	UNIFORMS	-	-	7,500	7,500
	TOTAL FIRE PROTECTION	345,134	351,507	411,137	439,456

**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>STREETS</b>					
					-
10-60-11	SALARIES - WAGES	57,143	94,335	51,208	90,000
10-60-13	SOCIAL SECURITY	4,247	7,138	3,815	7,423
10-60-14	EMPLOYEE BENEFITS	23,368	34,743	23,031	32,000
10-60-20	SAFETY/CLOTHING ALLOWANCE	-	360	1,000	1,000
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	73,970	99,397	50,000	75,000
10-60-32	FLEET	26,279	34,136	20,000	25,000
10-60-26	SIDEWALK REPAIR & MAINTENANCE	762	671	3,000	3,000
10-60-30	CLASS C ROAD WORK	551,066	552,413	410,000	350,000
10-60-31	TRANSPORTATION TAX EXPENSE	71,800	-	100,000	-
10-60-33	EDUCATION AND TRAVEL	257	770	1,000	6,000
10-60-73	TRANSPORTATION GRANT EXP	-	-	-	-
10-60-74	TRANSPORTATION IMPACT FEES	-	-	84,000	-
10-60-76	WACOG/WEBER CO 3600 W	15,500	-	-	-
			-	-	
TOTAL STREETS		824,393	823,963	747,054	589,423
<b>LANDFILL</b>					
			-	-	
10-65-11	SALARIES - WAGES	22,988	24,501	30,000	35,000
10-65-13	SOCIAL SECURITY	1,790	1,920	1,900	2,000
10-65-14	EMPLOYEE BENEFITS	558	586	531	610
10-65-25	MAINTENANCE & OPERATIONS	6,933	3,634	10,000	10,000
10-65-26	LANDFILL CLOSURE	2,500	69,563	69,563	69,563
10-65-27	WASTE TRANSFER/GARBAGE PICKUP	569,640	803,034	723,000	860,000
TOTAL LANDFILL		604,409	903,239	834,994	977,173

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>PARKS</b>					
10-70-11	SALARIES - WAGES	71,311	87,466	80,250	90,964
10-70-13	SOCIAL SECURITY	5,398	6,640	8,320	6,905
10-70-14	EMPLOYEE BENEFITS	12,262	23,989	14,393	24,948
10-70-26	UTILITIES	11,903	11,500	16,000	11,500
10-70-32	FLEET	5,044	2,602	8,000	8,000
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	31,403	45,481	65,000	70,000
10-70-27	RAMP GRANT EXPENDITURES	4,078	-	-	-
10-70-28	PARKS CAPITAL PROJECTS	-	-	23,000	-
10-70-33	EDUCATION AND TRAVEL	-	232	-	-
10-70-74	PARK IMPACT FEE EXPENDITURES	51,099	-	20,000	-
TOTAL PARKS		192,498	177,908	234,963	212,318
<b>RECREATION</b>					
10-71-11	SALARIES-WAGES	116,264	134,704	115,421	140,092
10-71-13	SOCIAL SECURITY	8,714	10,197	8,717	10,605
10-71-14	EMPLOYEE BENEFITS	30,796	34,762	36,736	36,152
10-71-25	EQUIPMENT & SUPPLIES/BASEBALL	20,837	26,488	23,000	25,000
10-71-28	CAPITAL PROJECTS RECREATION				16,000
10-71-30	TRACK CLUB	2,871	-	3,500	3,500
10-71-33	EDUCATION AND TRAINING	-	-	1,000	1,000
10-71-40	BASKETBALL	26,599	9,314	25,000	27,000
10-71-45	CORNHOLE	1,194	-	1,600	1,000
10-71-55	EQUIPMENT & SUPPLIES/FOOTBALL	32,458	40,166	35,000	41,000
10-71-57	REFEREES - FOOTBALL	7,370	7,898	7,500	7,500
	VOLLEYBALL	-	-	-	2,000
TOTAL RECREATION		247,104	263,528	257,474	310,849



PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>TRANSFERS</b>					
10-90-10	CONTRIBUTION TO CAPITAL FUND	467,063	250,186	250,186	106,785
	CONTRIBUTION TO LANDFILL FUND	-		-	
	TOTAL TRANSFERS	467,063	250,186	250,186	106,785
<b>TOTAL FUND EXPENDITURES</b>					
		\$ 4,241,895	\$ 4,507,069	\$ 4,458,300	\$ 4,503,400
			2,871,302		
			✓		✓
<b>NET REVENUE OVER EXPENDITURES</b>					
		\$ 301,965	\$ 393,268	\$ 94,650	\$ 415,350
			\$ (1,635,767)		
<b>GENERAL FUND TOTAL UNRESTRICTED RE'</b>					
		\$ 3,749,004		\$ 3,757,600	\$ 4,138,400
<b>GENERAL FUND TOTAL UNRESTRICTED EX</b>					
		\$ 3,553,851		\$ 3,918,300	\$ 4,138,400
<b>EXCESS (DEFICIENCY)</b>					
		\$ 195,153		\$ (160,700)	\$ (0)
<b>GENERAL FUND RESTRICTED REVENUES</b>					
		\$ 794,856		\$ 795,350	\$ 780,350
<b>GENERAL FUND RESTRICTED EXPENSES</b>					
		\$ 688,044		\$ 540,000	\$ 365,000
<b>EXCESS (DEFICIENCY)</b>					
		\$ 106,812		\$ 255,350	\$ 415,350
<b>TOTAL EXCESS (DEFIENCY) UNRESTRICTED</b>					
		301,965		94,650	415,350

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>LANDFILL CLOSURE FUND</b>					
20-36-10	INTEREST EARNINGS	4,979	49,536	500	50,000
20-39-51	TRANSFER FROM GENERAL	69,563	69,563	69,563	69,563
					-
		74,542	119,099	70,063	119,563
	<b>TOTAL FUND REVENUE</b>	74,542	119,099	70,063	119,563
20-40-62	LANDFILL CLOSURE	1,500	-	1,500	3,500
	<b>NET REVENUE OVER EXPENDITURES</b>	73,042	119,099	70,063	116,063

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>CAPITAL PROJECTS FUND</b>					
	<b><u>MISCELLANEOUS REVENUE</u></b>				
45-36-10	INTEREST EARNINGS	116,141	80,000	80,000	80,000
	TOTAL MISCELLANEOUS REVENUE	116,141	80,000	80,000	80,000
	<b><u>TRANSFERS</u></b>				
45-38-10	TRANSFER FROM GENERAL FUND	400,000	250,186	250,186	106,785
	TOTAL TRANSFERS	400,000	250,186	250,186	106,785
	<b><u>SPECIAL REVENUES</u></b>				
45-39-51	TRANSFER IMPACT FEES FROM GENERAL	10,000	10,000	10,000	15,000
	TOTAL SPECIAL REVENUES	10,000	10,000	10,000	15,000
	<b>TOTAL FUND REVENUE</b>	526,141	340,186	340,186	201,785
	<b><u>EXPENDITURES</u></b>				
45-40-65	REMODEL CITY HALL	-	-	-	-
45-40-70	EQUIPMENT	-	504,287	405,600	385,000
45-40-66	GENERATOR	-	-	-	-
45-40-74	CAPITAL PROJECTS	-	-	355,000	20,000
45-40-65	CAMERAS ON PARKS	-	-	-	150,000
	<b>TOTAL EXPENDITURES</b>	-	504,287	760,600	555,000
	<b>NET REVENUE OVER EXP</b>	526,141	(164,101)	(420,414)	(353,215)



PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>SEWER FUND</b>					
	<b><u>CHARGES FOR SERVICES</u></b>				
52-34-10	SEWER COLLECTION FEES	723,040	745,616	715,000	760,000
52-34-15	SEWER TREATMENT FEES	-	-	-	-
52-34-20	CONNECTION FEES	28,775	26,364	25,000	25,000
	TOTAL CHARGES FOR SERVICES	751,815	771,980	740,000	785,000
	<b><u>IMPACT FEES</u></b>				
52-35-20	IMPACT FEES	286,075	262,694	250,000	250,000
	TOTAL IMPACT FEES	286,075	262,694	250,000	250,000
	<b><u>MISCELLANEOUS REVENUE</u></b>				
52-36-10	INTEREST EARNINGS	124,079	126,000	126,000	125,000
52-36-20	MISCELLANEOUS REVENUE	140,314	551,082	1,050,000	1,200,000
52-36-30	CONTRIBUTED CAPITAL	498,310	-	-	-
	TOTAL MISCELLANEOUS REVENUE	762,703	677,082	1,176,000	1,325,000
	<b>TOTAL FUND REVENUE</b>	1,800,594	1,711,755	2,166,000	2,360,000

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PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>EXPENDITURES</b>					
			-		
52-40-11	SALARIES - WAGES	94,180	112,364	85,758	116,859
52-40-13	SOCIAL SECURITY	6,002	8,426	7,214	8,764
52-40-14	EMPLOYEE BENEFITS	38,653	50,584	39,976	52,607
52-40-25	COLLECTIONS - SUPPLIES & MAINT	89,637	96,908	100,000	100,000
52-40-32	FLEET	6,706	2,991	10,000	10,000
52-40-27	UTILITIES	41,455	45,962	50,000	50,000
52-40-31	PROFESSIONAL & TECH SERVICES	8,058	12,076	10,000	10,000
52-40-33	EDUCATION AND TRAINING	3,910	990	2,500	2,500
52-40-34	AUDIT SERVICES	2,000	-	2,000	2,000
52-40-36	ENGINEERING SERVICES	68,705	24,239	30,000	30,000
52-40-58	BONA VISTA - SEWER COLLECTION	22,004	18,291	25,000	25,000
52-40-59	SEWER CONNECTION-CENTRAL WEBER	32,135	35,057	30,000	35,000
52-40-62	PENSION EXPENSE	(2,953)	-	-	
52-40-65	DEPRECIATION	217,496	255,000	255,000	270,000
52-70-74	CAPITAL OUTLAY EQUIPMENT	-	-	84,000	-
52-70-75	CAPITAL OUTLAY INFRASTRUCTURE	-	367,388	1,020,000	1,400,000
	SEWER IMPACT FEES	-	-	-	
52-80-82	DEBT SERVICE - INTEREST	17,118	24,795	37,000	37,000
<b>TOTAL EXPENDITURES</b>		645,106	1,055,071	1,788,448	2,149,730
			-		
			✓		✓
<b>NET REVENUE OVER EXPENDITURES</b>		1,155,487	656,684	377,552	210,270

PLAIN CITY  
TENTATIVE BUDGET  
FOR THE BUDGET YEAR ENDED JUNE 30, 2025

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>STORM DRAIN FUND</b>					
	<b><u>CHARGES FOR SERVICES</u></b>				
53-34-10	STORM DRAIN FEES	197,258	201,102	195,000	202,000
		-			
	TOTAL CHARGES FOR SERVICES	197,258	201,102	195,000	202,000
	<b><u>IMPACT FEES</u></b>				
53-35-20	IMPACT FEES	71,127	67,686	50,000	50,000
	TOTAL IMPACT FEES	71,127	67,686	50,000	50,000
	<b><u>MISCELLANEOUS REVENUES</u></b>				
53-36-10	INTEREST EARNINGS	23,385	3,000	2,000	15,000
53-36-30	CONTRIBUTED CAPITAL	753,520	-		
	TOTAL MISCELLANEOUS REVENUES	776,905	3,000	2,000	15,000
	<b>TOTAL FUND REVENUE</b>	1,045,290	271,788	247,000	267,000
			195,416		
			✓		✓



**PLAIN CITY**  
**TENTATIVE BUDGET**  
**FOR THE BUDGET YEAR ENDED JUNE 30, 2025**

ACCOUNT NUMBER	ACCOUNT NAME	2023 ACTUAL	2024 PROJECTIONS	2024 BUDGET	2025 PROPOSED BUDGET
<b>EXPENDITURES</b>					
53-40-11	SALARIES - WAGES	61,267	76,234	66,687	79,284
53-40-13	SOCIAL SECURITY	4,553	5,701	4,984	5,929
53-40-14	EMPLOYEE BENEFITS	28,684	37,347	31,213	38,841
53-40-32	FLEET	4,955	10,346	5,000	5,000
53-40-74	CAPITAL OUTLAY -	-	-	6,500	-
53-40-25	MAINTENANCE & OPERATIONS	24,902	32,698	30,000	30,000
53-40-31	PROFESSIONAL & TECH SERVICES	2,658	-	6,000	6,000
53-40-33	EDUCATION AND TRAINING	2,135	993	2,500	2,500
53-40-34	AUDIT SERVICES	2,000	-	2,000	2,000
53-40-36	ENGINEERING SERVICES	-	-	10,000	10,000
53-40-58	BONA VISTA - STORM SEWER COLL	20,286	18,291	25,000	22,000
53-40-62	PENSION EXPENSE	(2,766)	-	-	-
53-40-65	DEPRECIATION	100,508	135,000	150,000	165,000
53-40-76	MISCELLANEOUS EXPENSES	-	-	-	-
<b>TOTAL EXPENDITURES</b>		249,181	316,611	339,884	366,554
			-		
		✓		✓	
<b>NET REVENUE OVER EXPENDITURES</b>		796,108	(44,823)	(92,884)	(99,554)

RESOLUTION NO. 2024- \_\_\_\_\_

**A RESOLUTION EXPRESSING THE DESIRE OF PLAIN CITY  
TO ADD AN ADMINISTRATIVE FEE FOR BUILDING PERMITS**

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

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

WHEREAS, the City has analyzed its costs related to the building permit application and process and the current fees assessed; and,

WHEREAS, the City has determined an administrative fee should be included with all building permit applications.

NOW, THEREFORE, Be It Resolved that the City Council of Plain City, Utah, desires to include an administrative fee with all building permit applications as follows:

**BUILDING PERMIT APPLICATIONS**

The city will add an administrative fee of \$\_\_\_\_\_ to all building permit applications. This fee will be added to the current building permit application fees.

PASSED AND APPROVED by the Plain City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Voting:

Council Member Favero	_____
Council Member Panunzio	_____
Council Member Jenkins	_____
Council Member Beal	_____
Council Member Wilson	_____

\_\_\_\_\_  
MAYOR OF PLAIN CITY

ATTEST:

\_\_\_\_\_  
City Recorder

## **RESOLUTION NO.**

### **RESOLUTION OF THE GOVERNING BODY OF PLAIN CITY, APPROVING AND ESTABLISHING A REVISED FEE SCHEDULE; AND PROVIDING FOR AN EFFECTIVE DATE.**

#### **Section 1. Recitals**

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property; and,

WHEREAS, the City finds that the public convenience and necessity, and the demands of efficient management requires that the City charge fees for those requesting city services; and,

WHEREAS, the City finds that the public is not the primary beneficiary of such petitions and should not be required to pay the costs associated therewith but, rather, that the petitioning party should bear said expenses; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires administrative action by the City as noted above;

THEREFORE, BE IT RESOLVED by the City Council of Plain City, that after the effective date of this Resolution, all costs associated with the attached revised fee schedule (Exhibit "A") shall be borne by the petitioner and not Plain City; and,

BE IT RESOLVED that the Mayor is hereby authorized and directed to cause to be drafted and executed any and all documents required to implement the foregoing requirements.

#### **Section 2. Repealer of Conflicting Enactments**

All orders 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 Resolution, 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 3 - Prior Resolutions**

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

**Section 4 - Savings Clause**

If any provision of this Resolution 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 Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of Plain City.

**Section 5. Date of Effect**

This Resolution shall be effective on the \_\_\_\_ day of \_\_\_\_\_, 2024, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLAIN CITY, STATE OF UTAH, on this \_\_\_\_ day of \_\_\_\_\_, 2024.

PLAIN CITY

\_\_\_\_\_  
Jon Beesley  
Mayor

ATTEST:

\_\_\_\_\_  
Diane Hirschi, CMC  
City Recorder



## Resolution #

## Exhibit A

<b><u>Monthly Service Fees</u></b>	<b><u>Cost</u></b>	<b><u>Comments</u></b>
Garbage collection (1st can within City limits)	\$ 19.50	
Garbage collection (each additional can within City limits)	\$ 16.50	
Garbage collection (out of City limits)	\$ 38.50	
Garbage collection (additional can out of City limits)	\$ 32.00	
Sewer Collection Fee (all Plain City residents)	\$ 38.50	
Sewer Treatment Fee (lagoon system)	\$ 9.20	
Sewer Treatment Fee (Central Weber sets this rate)	\$ 27.05	
<b><u>Copy Fees</u></b>	<b><u>Cost</u></b>	
Copies each (black and white only)	\$ 0.15	
GRAMA Research fee's (per hr)	\$ 16.00	
GRAMA Request copies (each)	\$ 0.25	
Faxes (per sheet)	\$ 0.25	
History Book	\$ 10.00	
<b><u>New Construction Fees (single family dwellings)</u></b>	<b><u>Cost</u></b>	
Garbage Cans	\$ 133.39	
Parks, Recreation & Trails Impact Fee	\$ 1,920.32	
Public Safety Impact Fee	\$ 90.00	
Storm Sewer Fee	\$ 790.00	
Sewer Connection	\$ 300.00	
Sewer Impact Fee (includes CW impact fee on applicable lots)	\$ 3,075.00	
Transportation Impact Fee	\$ 575.00	
<b><u>Rental Fees</u></b>	<b><u>Cost</u></b>	
Senior Center-West Room + \$100 cleaning deposit	\$ 75.00	
Senior Center-East Room + \$100 deposit	\$ 50.00	
<b><u>Business License Fees</u></b>	<b><u>Cost</u></b>	
Beer License (Class A)	\$ 60.00	
Beer License (Class B)	\$ 120.00	
Beer License (Class C)	\$ 150.00	
Commercial Business License (base fee per year)	\$ 60.00	
Door-to-door sales License (per year per person)	\$ 25.00	
Home Occupation License (per year)	\$ 50.00	
<b><u>Excavation Permit (see road cut fee schedule)</u></b>	<b><u>Cost</u></b>	
<b><u>Filing Fees</u></b>	<b><u>Cost</u></b>	
Technical Review Meeting - Zoning, Lot Line, Lot Consolidation	\$ 50.00	
Technical Review Meeting - Minor Subdivision (2 lots and under)	\$ 100.00	
Technical Review Meeting - Large Subdivision	\$ 200.00	
Annexation Filing Fee (plus reimburse for costs incurred to city)	\$ 1,000.00	
Land Use Appeal Filing Fee	\$ 200.00	
Conditional Use Permit Filing Fee	\$ 200.00	
Consolidation of Parcels	\$ 200.00	
Lot Line Adjustment	\$ 200.00	
Site Plan - existing building with no remodel	\$ 100.00	
Site Plan - new building	\$ 200.00	
Overlay Zone	\$ 250.00	
Rezone Fee	\$ 200.00	
Subdivision Filing Fees	\$ 200.00	
per lot	\$ 50.00	
<b>Engineering fees (per lot)</b>	<b>\$ 114.00</b>	<b>new fee \$121</b>
Planner fees (over 1 hour will be passed on to developer)	\$60/hr	
Legal fees (over 1 hour will be passed on to developer)	\$85/hr	
Phasing fee (per phase)	\$ 100.00	
Subdivision Final Extension	\$ 100.00	
per lot	\$ 25.00	
Subdivision Plat Amendment	\$ 200.00	
<b>RV Temporary Occupancy Permit</b>	<b>\$ 500.00</b>	



April 23, 2024

Diane Hirschi  
City Recorder  
Plain City  
(801) 731-4908  
[dianeh@plaincityutah.org](mailto:dianeh@plaincityutah.org)

Dear Diane

We propose increasing our billing rates to keep up with the cost of living and running a small business. We have not increased our rates since 2022 and feel that increases are necessary to continue providing a high level of service to Plain City. These changes will allow us to continue to reinvest in our firm and keep and hire qualified employees to support your engineering needs. Please see the attached rate sheet for the updated rates.

We have carefully reviewed our pricing structure to ensure that it reflects the current economic landscape and supports our ability to provide you with the high-quality engineering services you have come to expect. Since 2022, inflation rates have averaged 5.5% annually. The updated rates are enclosed with this letter. To avoid significant increases in the future, we anticipate making smaller adjustments on an annual basis.

I am glad to discuss these rates further if you have any questions or concerns.

Sincerely,

Jory Wahlen  
President  
Wasatch Civil Engineer



# **WASATCH CIVIL CONSULTING ENGINEERING STANDARD HOURLY RATE SCHEDULE**

## **PLAIN CITY CORPORATION**

(Effective 2024)

Principal Engineer .....	\$127.00	new	currently
Senior Project Engineer .....	\$121.00		114. <sup>00</sup>
Senior Surveyor .....	\$105.00		100
Staff Engineer .....	\$105.00		
Lead Designer / Licensed Surveyor / GIS Specialist .....	\$91.00		88. <sup>00</sup>
Engineer in Training / Designer / Survey Tech .....	\$86.00		72. <sup>00</sup>
CAD Drafters .....	\$75.00		65. <sup>00</sup>
1 Person G.P.S. Survey Crew .....	\$140.00		
2 Person G.P.S. Survey Crew .....	\$175.00		
Secretarial .....	\$50.00		


Please note that the above hourly rate charges INCLUDE cost of the following:

1. Vehicle Mileage and Expenses
2. Telephone Charges
3. Reproduction of Plans and Specifications
4. Computer Time
5. Blue Prints and Plotter Prints
6. Photocopies
7. Professional Liability Insurance



## Memorandum

**To:** Diane Hirschi, City Recorder  
Plain City Corporation

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

**Date:** April 16, 2024

**Subject:** North Plain City Road Property Acquisition Project

In response to our Request for Proposal (RFP) for the North Plain City Road Right-Of-Way Preservation Property Acquisition Project, proposals were accepted on April 4, 2024. Only one proposal was received by the 3:00 p.m. deadline. The proposal was submitted by Horrocks.

Following a review of the proposal, it complied with all aspects of the advertised RFP. We have experience working with Horrocks as a property acquisition agent and have been fully satisfied with their project performance. Their initial estimate to complete the proposed work for \$ 366,828.92. It is important to note the following regarding the estimated cost:

- The cost indicated will be covered by the funds provided through WACOG.
- The cost indicated only includes consultant related fees for Horrocks and does not include the costs to purchase the required properties and/or easements.
- The cost is based on an assumed scope of work as listed in the RFP. The actual scope of work may change during the course of the project.

Based on our evaluation of the submitted proposal as well as our experience working with Horrocks, we recommend Plain City enter into an agreement with Horrocks for the property acquisition for the North Plain City Road property Acquisition Project.

If you have any questions, please call.



## North Plain City Road

Brad Jensen <[brad@wasatchcivil.com](mailto:brad@wasatchcivil.com)>

Tue 4/16/2024 2:31 PM

To: Diane Hirschi <[dianeh@plaincityutah.org](mailto:dianeh@plaincityutah.org)>

 1 attachments (928 KB)

NPC Road Prop RFP Ltr.pdf;

Diane,

Here is my recommendation for the property acquisition.



**Brad C. Jensen PE**  
SENIOR PROJECT ENGINEER  
 801-775-9191  
 801-628-9574  
 [brad@wasatchcivil.com](mailto:brad@wasatchcivil.com)  
 1150 DEPOT DRIVE #225 OGDEN, UT

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## CONSULTING SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by and between **PLAIN CITY**, hereinafter called "CLIENT" and **HORROCKS LLC dba Horrocks Engineers LLC**, hereinafter referred to as "CONSULTANT" hereby acknowledge and reduce in writing an AGREEMENT made on or about the above date.

WHEREAS, the CLIENT recognizes the CONSULTANT as having the necessary expertise and experience to perform the services for the PROJECT and that it is properly qualified and licensed as required for this work; NOW, THEREFORE, CLIENT and CONSULTANT agree as follows:

CLIENT hereby hires CONSULTANT to provide professional and technical services for the following: for scope of services see attached proposal letter dated April 4, 2024.

MONTHLY PROGRESS BILLINGS. For all services and materials pertinent hereto the CONSULTANT shall submit a monthly progress bill to the CLIENT. CONSULTANT billing rates are updated at least annually.

PAYMENT TERMS. CLIENT agrees to make prompt payments in response to CONSULTANT's invoices. CLIENT recognizes that late payment of invoices results in extra expenses for CONSULTANT. CONSULTANT retains the right to assess CLIENT interest at the rate of one percent (1%) per month, on invoices which are not paid within forty-five (45) days from the date of invoice. CONSULTANT also reserves the right, after seven (7) days prior written notice, to suspend performance of its services under this AGREEMENT until all past due amounts have been paid in full. CLIENT is hereby notified that CONSULTANT will file Lien on CLIENT's property if all payments are not completed in full within 89 days after completion of services.

DELAYS. The CONSULTANT is not responsible for damage or delay in performance caused by events beyond the control of CONSULTANT. In the event CONSULTANT's services are suspended, delayed, or interrupted for the convenience of the CLIENT or delays occur beyond the control of CONSULTANT, an equitable adjustment in CONSULTANT's time of performance, cost of CONSULTANT's personnel and subcontractors, and CONSULTANT's compensation shall be made.

ADDITIONAL SERVICES. Consulting services or items which are not considered within the scope of work as set forth in the attached proposal letter may be provided by the CONSULTANT under an extension of this contract or under separate contract with the CLIENT.

CLIENT-PROVIDED SERVICES AND INFORMATION.

The CLIENT shall furnish the CONSULTANT available studies, reports, and other data pertinent to CONSULTANT's services; obtain or authorize CONSULTANT to obtain or provide additional reports and data as required; furnish to CONSULTANT services of others as required for the performance of CONSULTANT's services hereunder, and CONSULTANT shall be entitled to use and rely upon all information and services provided by CLIENT or others in performing CONSULTANT's services under this AGREEMENT.

CLIENT-PROVIDED ACCESS. The CLIENT shall arrange for access to and make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this AGREEMENT.

RE-USE OF DOCUMENTS. Documents, including drawings and specifications, prepared by CONSULTANT pursuant to this AGREEMENT are not intended or represented to be suitable for reuse by CLIENT or others on any other project. Any reuse of completed documents or use of partially completed documents without written verification or concurrence by CONSULTANT for the specific purpose intended will be at CLIENT's sole risk and without liability or legal exposure to CONSULTANT; and CLIENT shall indemnify and hold harmless CONSULTANT from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom. Any such certification or adaptation of completed documents will entitle CONSULTANT to reasonable additional compensation.

INSURANCE. The CONSULTANT maintains, at its own expense, workers compensation, commercial general liability, automobile liability, and professional liability insurance policies with limits at or above that which is

reasonably required in the industry and will, upon request, furnish certificates of insurance to CLIENT.

SUCCESSORS AND ASSIGNS. CLIENT and CONSULTANT, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this AGREEMENT. Neither CLIENT nor CONSULTANT will assign, sublet, or transfer any interest in this AGREEMENT without the written consent of the other.

SEVERABILITY. If any provision of this AGREEMENT is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term, or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term, or condition.

LIMITATION OF LIABILITY. CONSULTANT's potential liability to CLIENT and others is grossly disproportionate to CONSULTANT's fee due to size, scope, and value of the PROJECT. Therefore, unless CLIENT and CONSULTANT otherwise agree in writing in consideration for an increase in CONSULTANT's fee, CLIENT agrees to limit CONSULTANT's liability to CLIENT to the greater of \$25,000.00 or the amount of CONSULTANT's fee for any loss or damage, including but not limited to special and consequential damages arising out of or in connection with the performance of services or any other cause, including CONSULTANT's professional negligent acts, errors, or omissions, and CLIENT hereby releases and holds harmless CONSULTANT from any liability above such amount.

INDEPENDENT CONTRACTOR. CONSULTANT and CLIENT agree that CONSULTANT is an independent contractor. CONSULTANT shall be solely responsible for the conduct and control of the work performed under this AGREEMENT. CONSULTANT shall be free to render consulting services to others during the term of this AGREEMENT, so long as such activities do not interfere with or diminish CONSULTANT's ability to fulfill the obligations established herein to CLIENT.

INDEMNIFICATION. Each party (the "indemnifying party") agrees to indemnify and hold harmless the other party and any of its principals, agents, and employees, from and against all claims, loss, liability, suits, and damages including attorney's fees, charges, or expenses to which such other party or any of them may incur to the extent they arise out of or result from any negligent act or omission caused by the indemnifying party or its agents or

employees.

HAZARDOUS SUBSTANCE INDEMNIFICATION. With respect to claims, damages, losses, and expenses which are related to hazardous waste, pollutants, contaminants, or asbestos on or about the CLIENT's property, the CLIENT shall, to the extent permitted by law and to the extent CONSULTANT is not the cause of such waste, pollutants, contaminants, or asbestos, indemnify, and hold harmless CONSULTANT and its employees, subconsultants, or agents from and against all such claims against CONSULTANT related thereto.

CONTRACTOR'S SAFETY METHODS. CONSULTANT shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors and shall not be responsible for Contractor's failure to carry out work in accordance with the Contract Documents.

LIMITATION OF RIGHTS. The services to be performed by CONSULTANT are intended solely for the benefit of the CLIENT. Nothing contained herein shall confer any rights upon or create any duties on the part of CONSULTANT toward any person or persons not a party to this AGREEMENT including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

DISPUTE RESOLUTION. All disputes between CONSULTANT and CLIENT, with the exception of non-payment issues, shall first be subject to non-binding mediation. Either party may demand mediation by serving a written notice stating the essential nature of the dispute and demanding that the mediation proceed within sixty (60) days of service of notice. The mediation shall be administered by the American Arbitration Association or by such other person or organization as the parties may agree upon. No action or suit may be commenced unless (1) the mediation does not occur within ninety (90) days after service of notice, (2) the mediation occurs within ninety (90) days after service of notice but does not resolve the dispute, or (3) a statute of limitation would elapse if suit was not filed prior to ninety (90) days after service of notice.

TERMINATION. This AGREEMENT may be terminated in whole or in part by either party in the event of substantial failure by the other party to fulfill its obligations under this AGREEMENT through no fault of the terminating party; providing that no such termination may be effected unless the other party is given (1) not less than thirty (30) days

written notice (delivered by certified mail, return receipt required) of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. If this AGREEMENT is terminated in whole or in part by CLIENT for reasons of default by CONSULTANT, a negotiated adjustment in the price provided for in this AGREEMENT shall be made, however, no amount shall be allowed for anticipated profit or unperformed services. If termination for default is effected by CONSULTANT, the negotiated adjustment shall include a reasonable profit on that portion of the work performed. The equitable adjustment for any termination shall provide payment to the CONSULTANT for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by CONSULTANT relating to obligations and commitments as a result of entering into this AGREEMENT.

ENTIRE AGREEMENT. This Consultant Services AGREEMENT shall remain in effect throughout the duration of the PROJECT. This AGREEMENT, including attachments incorporated herein by reference, represents the entire AGREEMENT and understanding between the parties, and any negotiations, proposals, or oral agreements are intended to be integrated herein and to be superseded by this written AGREEMENT. Any supplement or amendment to this AGREEMENT, to be effective, shall be in writing and signed by the CLIENT and CONSULTANT.

GOVERNING LAW. This AGREEMENT is to be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have subscribed their names through their proper offices duly authorized as of the day and year first above written.

SIGNATORY

Name of CONSULTANT:  
HORROCKS LLC dba Horrocks Engineers LLC

By: \_\_\_\_\_  
Kris Peterson, Principal

Name of CLIENT:  
PLAIN CITY

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **SINGLE-FAMILY RESIDENTIAL TRANSITION OVERLAY (SFRT0) ZONE**

**SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE PURPOSE.** An overlay district is intended to provide different and/or supplemental regulations or standards from the underlying zoning district necessary to address certain geographic features, land uses, or desired outcomes. The purpose of the Single Family Residential Transition Overlay (SFRT0) Zone is to serve as a transition between medium-density Single-Family Residential Zones (R1-8, R1-10, R1-12) and multifamily residential, mixed use, or commercial zones (RM-8, RM-16, MU, CD, CG, CH, CN). This is achieved by accommodating a variety of single-family, patio home, and/or cottage home residential uses at densities higher than the underlying residential zone and lower than multifamily residential zones.

- A. The SFRT0 Zone supports the development of areas with a residential character comparable to that of a single-family residential area, and is intended to promote, stabilize, and protect an environment suitable for family life.
- B. A development master plan will be required for developments in this zone.

**SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE USES.** The underlying zoning district of the SFRT0 Zone is the existing Single-Family Residential Zone of the development and all of the land uses shall remain the same as contained in Title I Chapter 1.07 of the Tremonton City Land Use Code for the R1-8, R1-10, or R1-12 Zoning District. Whenever there is an explicit conflict between the regulations of the underlying residential zone district and the SFRT0 Zone uses, this section shall control. If there is an explicit conflict between the Development Agreement and the SFRT0 Overlay Zone, the Development Agreement shall control.

**SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE LOT REGULATIONS.** This Section shall apply to all principal structures and accessory structures within the SFRT0 Zone.

<b>SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE LOT REGULATIONS</b>	
<b>LOT AREA REGULATIONS:</b> Minimum Lot Area in square feet in the Single Family Residential Transition Overlay Zone:	
Patio/Cottage Homes:	4,000 <sup>1</sup>
Small Single-Family Lots:	5,000 <sup>1</sup>
<b>MAXIMUM DENSITY:</b> The maximum number of dwelling units per acre.	9
<b>FRONTAGE REGULATIONS:</b> Minimum Frontage in feet for any lot in the Single Family Residential Transition Overlay Zone. Except as modified by a Site Plan approval. ( <i>Cul-de-sac, irregular shaped lots, etc.</i> )	45
<b>FRONT YARD SETBACK REGULATION:</b> Minimum set back in feet for the Front Yard for structures in the Single Family Residential Transition Overlay Zone.	≥20 <sup>2</sup>
Corner Lots from both streets:	20
<b>REAR YARD SETBACK REGULATIONS:</b> Minimum set back in feet for the Rear Yard in Single Family Residential Transition Overlay Zone.	15 <sup>3</sup>
Accessory Structures:	3
<b>SIDE YARD SETBACK REGULATIONS:</b> Minimum Side Yard setback in feet for structures in Single Family Residential Transition Overlay Zone.	5
Total width of the two (2) side yards required shall equal:	10
Accessory Structures:	3
<b>HEIGHT REGULATIONS<sup>4</sup>:</b> Maximum Height for all buildings shall be, in feet:	
Main/Primary structure:	35
Accessory Structures:	18
Maximum number of stories in a Main/Primary structure:	2

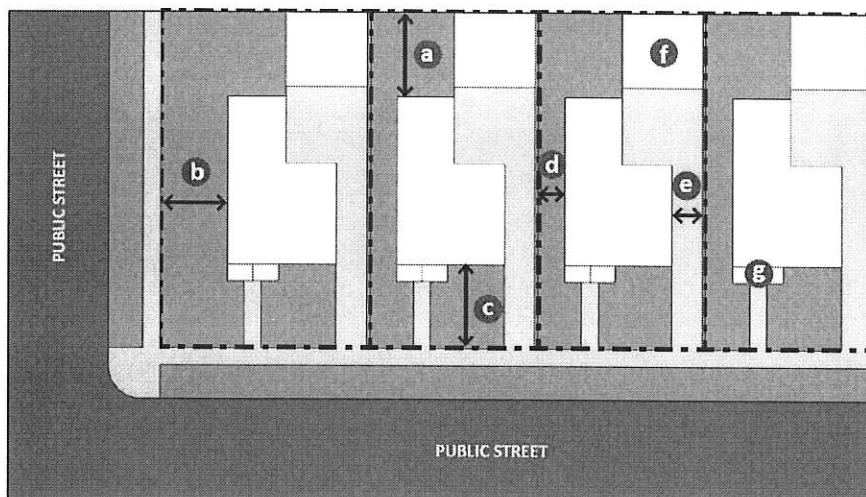
<sup>1</sup> Note: Lot Regulation based on lot configuration and placement of structures on property as approved through the Site Plan approval process. A minimum of 25 percent of lots shall be Small Single-Family, mixed variably at random within the subdivision.

<sup>2</sup> Note: Front setbacks shall be varied, with 30 percent of structures being setback a minimum of 25 feet, in groups of two to three placed at random within the subdivision.



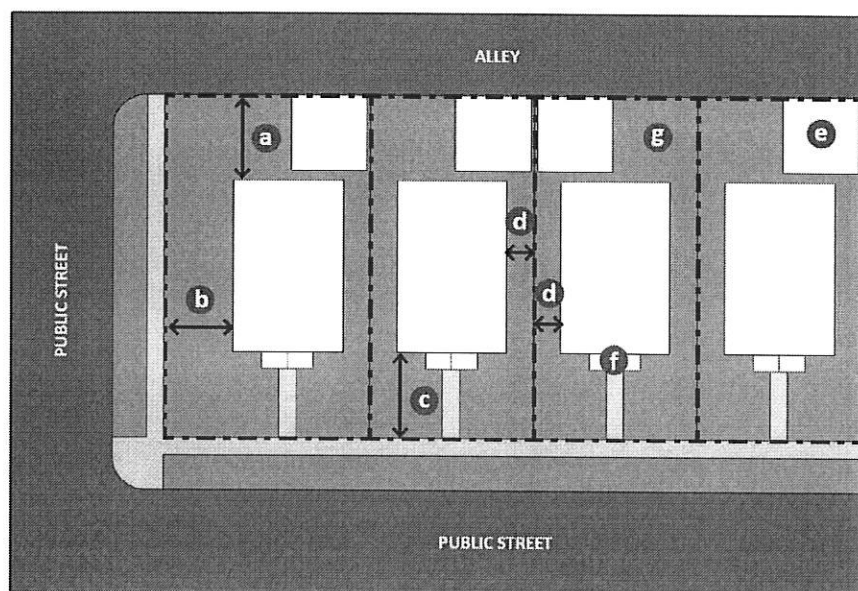
<sup>2</sup> Note: For lot layouts with detached or alley access garages, a minimum rear-yard setback of 25 feet is required.

<sup>4</sup> Note: Exceptions to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flag poles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures may be erected above the height limit herein prescribed. But no space above the height limit for residential purposes shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other Ordinance or regulation of Tremonton City. Public Buildings, Utility Buildings, and Multi-Family Dwellings when authorized in a district, may be erected to a height greater than the district height limit by Site Plan approval.



- a** rear yard, 25' min.      **c** front yard, 20' min.      **e** side yard with driveway, 10' min.      **g** porch/alcove entry (typ.)  
**b** corner lot side yard, 20' min.      **d** side yard, 5' min.      **f** double garage (typ.)

*Figure 1: Sample home layout diagram with detached two-car garage located at the rear of lot; a side yard driveway provides vehicular access from the street*



- a** rear yard, 25' min.      **c** front yard, 20' min.      **e** garage (typ.)      **g** Yard (typ.)  
**b** corner lot side yard, 20' min.      **d** side yard, 5' min.      **f** porch/alcove entry (typ.)



Figure 2: Sample home layout diagram with detached garage located in rear of lot with direct alley access

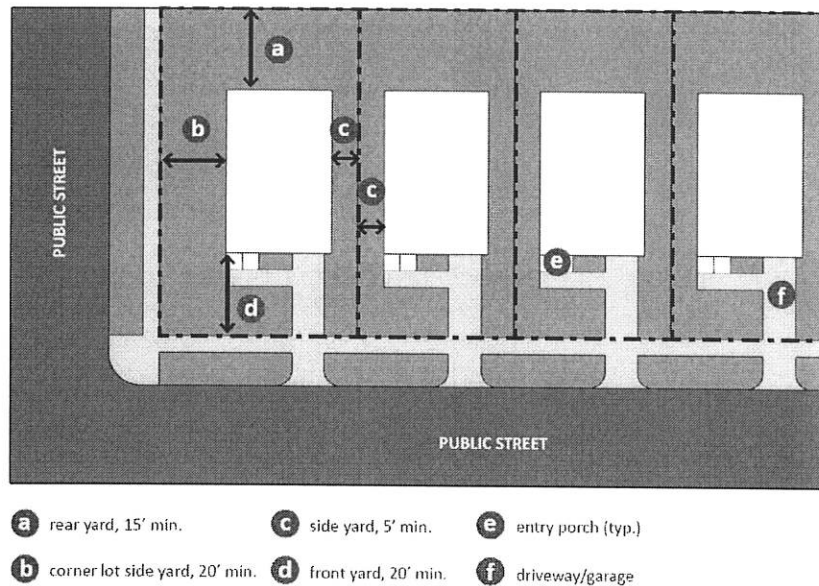


Figure 3: Sample home layout diagram with attached garage at the front of building and street access

**SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE HOUSING TYPE LOCATION AND DENSITY.** The housing type within the SFRTO Zone shall be Small Single-Family and Patio/Cottage single-family homes, with a minimum of 25 percent of the lots to be Small Single-Family. The maximum density of the Single Family Residential Transition Overlay Zone is nine (9) dwelling units per acre net density.

**SINGLE FAMILY RESIDENTIAL TRANSITION OVERLAY ZONE DEVELOPMENT STANDARDS.**

- A. **Development Master Plan.** In addition to the other requirements of this Chapter, an application for development in the SFRTO Zone shall be accompanied by a development master plan, that clearly demonstrates that:
  - i. the development will be built with a consistent, but not necessarily uniform, character and compatible architectural styles;
  - ii. overall control during the development process by a single development entity;
  - iii. design and implementation guidelines to ensure the overall vision is captured and maintained.
- B. **Architectural and Design Standards.** The following design materials and features are required and shall appear on the Development Master Plan:
  - i. a variety of one-story and two-story floor plans.
  - ii. high-quality exterior materials featuring a combination of at least 2 of the following materials is encouraged: stone, brick, or cement/composite fiberboard (which may be used as 2 separate materials if styles are clearly distinct either in orientation, design or texture), covering at least 60% of all exterior surfaces visible from a public street; the remainder of the rear surface may be composed of a single material such as EIFS or similar material.
  - iii. a variety of exterior paint/material colors and textures, preventing a uniform or "cookie cutter" appearance
  - iv. inclusion of front-facing architectural features such as dormers, front porches, awnings, alcoves, decorative covered doorstoops, and similar features. Front doors/main entrances shall face the front yard; main entrances that face a side yard are prohibited.
  - v. varied rooflines, which includes but is not limited to having multiple gables extending above the eaves, that there be varied roofline heights between units and gable roofs.

- C. **Garages.** All units in this zone shall have a completely enclosed two-car or one-car garage. Garages may be incorporated into the main dwelling or may be built as a detached accessory building. Where built as an accessory building, the garage shall meet all requirements of this title for accessory buildings and shall be constructed of the same materials required for the main building and with the same architectural theme.
- D. **Parking Access – Driveways.** All driveways in this zone shall meet the following minimum requirements:
- i. Attached Garage Facing Street: Minimum width equal to opening of garage.
  - ii. Sole Use Driveway to Detached Garage in Rear Yard: Minimum width of ten feet.
  - iii. Common Use Driveway or Accessway (Alley) to Attached or Detached Garage(s) in Rear of Residential Unit: Minimum width of 24 feet; or wider as required to meet fire safety requirements and efficient and safe flow of vehicular and pedestrian traffic.
- E. **Landscaping, Buffering, and Fencing.** Landscaping and fencing shall be provided per the requirements of Chapter 1.18 Landscaping, Buffering, and Fencing Regulations. The Developer shall install street trees in the park strip with an irrigation source in accordance with Public Tree Ordinance (Chapter 8-700) of the Tremonton City Revised Ordinances.
- F. **Park and Trails Improvements.** The Developer shall either construct park and trail improvements as part of the City's park and trails system in accordance with City standards, or pay a fee-in-lieu to the City for system-wide improvements. These improvements/fees shall be determined as part of the Development Master Plan and included in the Development Agreement.
- G. **Other Rules.**
- i. The DRC or Planning Commission may require engineering studies or other studies to ensure compliance with, and mitigation of, health, safety, and welfare concerns.