

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 15, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, August 15, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Luigi Panunzio, Jed Jenkins, Jan Wilson
Excused: Councilmembers Adam Favero, Rachael Beal
Staff: Diane Hirschi, Dan Schuler, Brandon Richards
Present: Rob Ortega, Blake Neil, Troy May, Cody Rhees, Brad Littlefield, Amelia Littlefield, Amber Taylor, Robert Seager, Glen Remy, Matt & Tami McBride
Zoom: Mike Hansen, Michael Phillips, Jim & Carol Jean Beesley

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

The Mayor excused Councilmembers Favero and Beal.

Approval of Minutes from August 1, 2024

Councilmember Jenkins moved to approve the meeting minutes from August 1, 2024 as presented. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

Comments: Public

Glen Remy reported that the Pops Concert is Saturday, August 24 at the Lions Club Park. He invited all to attend. He reminded the City that donations have been given for the amphitheater and last he heard the council had earmarked \$300,000 in the budget for one. He just doesn't want it to be forgotten about. The Mayor reported that we won't forget and that we are looking into some ideas.

Matt McBride, also on the same topic of the amphitheater, noted that monetary and in-kind donations (design work) were made on the context of an amphitheater, not a recreation center. He is not necessarily against a recreation center however. He asked that those who made donations be kept in the loop. If the amphitheater is part of a recreation center, he would rather his donation be given to the pops concert fund.

Report from Planning Commission

Blake Neil reported that Shawna attended a TRC and they talked with Joe Marsh about a cluster subdivision and LH Perry Co about some commercial property on 2600 N. At the Planning Commission meeting they worked on some ordinances.

Discussion/Motion: Conditional Final Acceptance of Heritage North Subdivision

Cody Rhees reported that the subdivision is completed. There was some discussion about drainage. Cody and Dan will watch it throughout the winter and see if they can figure out how to stop rain water from puddling up.

Councilmember Wilson moved to approve give conditional final acceptance of Heritage North Subdivision as presented. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

Discussion/Motion: Conditional Final Acceptance of Sunset Estates Subdivision

It was reported that there is a 60' ROW at the north end of the road, but at the south end it is 51.5'. It was discussed that there was a 5' strip that was in question and it went into a lawsuit and was settled in court. The problem is now there is not a place for the sidewalk to go along the East's property. There was some discussion on how to handle this but it was suggested that we allow conditional final. This will give a year to see if it can get figured out.

Councilmember Wilson moved to give conditional final acceptance of Sunset Estates Subdivision as presented. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

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Discussion/Motion: United Defense Systems – Cameras in the Park Bid Proposal

Councilmember Jenkins moved to approve the United Defense Systems bid proposal of \$155,260.88 for the installation of the cameras in the park. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

Discussion/Motion: Approval of 2024 Street Maintenance Project Bid

Dan noted that Brad's memo noted a discrepancy. He said it was \$.90 to our favor. The Mayor reported that C&B Striping's bid was for \$387,042.75. Staker Parson was \$446,446.00 and Post Asphalt was \$447,450.00.

Councilmember Wilson moved to approve the contract of the 2024 Street Maintenance Project to C&B Striping for \$387,042.75 as presented. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

Discussion/Motion: Resolution - Agreement with Hansen Planning Group

It was noted that Mike Hansen was on Zoom. Brandon reported that Hansen's have helped us with our subdivision ordinance and have agreed to help us out on an as needed basis. This agreement allows us to use them as needed.

Councilmember Jenkins moved to the agreement with Hansen Planning Group and approve Resolution 2024-11 as presented. Councilmember Panunzio seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.

Motion: Approval of Business License

New – Home Occupation

Bright Stars Preschool Academy LLC	Jana Thompson	3486 W 2425 N	preschool
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Renewals

Swift Rain Gutter Solutions	Tyler Swift	3733 W 1975 N	office for construction
Van Ro Photography	Carissa Van Rosendaal	1630 N 2750 W	photography

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

Motion: Approval of Warrant Register

See warrant register dated 08/01/2024 to 08/13/2024. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Wilson seconded the motion. Councilmembers Panunzio, Jenkins, and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Wilson reported that they hired Bret Howard at the landfill. She also asked to be excused at the next meeting.

The Mayor reported that there was notice of a Western County Active Transportation plan meeting on August 22. This notice is posted on our Facebook page.

At 7:01 p.m. Councilmember Wilson moved to adjourn and was seconded by Councilmember Panunzio. The vote was unanimous.

City Recorder

Mayor

Date approved _____



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

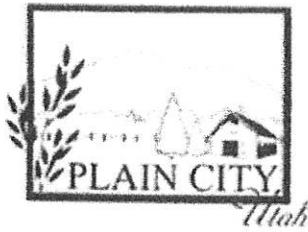
Date: August 12, 2024

Subject: **Palmer Heritage Subdivision - Conditional Final Acceptance**

We have reviewed the Conditional Final Acceptance request for Palmer Heritage Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works (attached). Consequently, we recommend granting Conditional Final Acceptance to the Palmer Heritage Subdivision.

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

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



Project Punch List

Project Name: Palmer Subdivision

Contractors Name: Larry / RJ Excavating

Date of substantial completion inspection: 7/28/2024

Date of punch list: 7/30/2024

City representative: Daniel Schuler

Contractors' representative: Cody Reese

The following is a list of items within the scope of work that require correction or completion prior to:

☒ Escrow release.

☐ Substantial completion inspection.

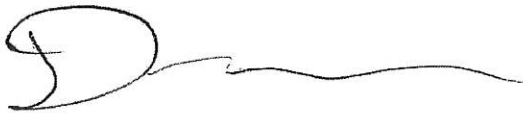
☒ Conditional final.

☐ Final completion.

A detailed description for each item is provided below. Upon completion the city representative and the contractors shall inspect the work performed and initial that each item has been completed and accepted before conditional final or final completion will be requested from City Council. (Use additional pages as necessary). Once developer/contractor receives the punch list from the city all items listed below will need to be completed within 60 days, after the 60 days the punch list will be null-and-void and a new final inspection and punch list will be issued for items needing fixed or completed. Developers/Contractors responsibility to contact the city to schedule a re-inspection for items completed.

Description of items	%	City Representative	Date of City Acceptance
Complete all sidewalk within the subdivision before conditional final. Westside, South end Sidewalk missing. Please see attached engineered plan. PP01-PP05	85%	D Schuler	

Storm Drain Box in the East gutter along 2600 North, missing. Please see attached engineered plan. PP01-PP05	0%	D Schuler	




Daniel Schuler

Public Works Director

4160 W 2200 S

Plain City, Utah 84404

385-466-1079 cell

801-731-4908 ext 116 office

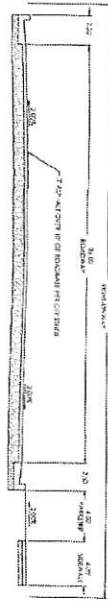
dans@plaincityutah.org

11-4-3: ACCEPTANCE OF OFF-SITE IMPROVEMENTS:

A. Conditional Acceptance: After the completion of all offsite improvements and upon receiving a written statement from the City Engineer that all required improvements have been satisfactorily completed, the City Council shall conditionally accept the improvements for a one-year guarantee period. Such approval shall not be given until the applicant's engineer has certified to the City Engineer, through submission of detailed as built construction plans of the subdivision, indicating location, dimensions, materials and other information required by the City Engineer, that the layout of the line and grade of all public improvements is in accordance with the construction plans filed with the final plat. Said as built plans shall be submitted in ink on reproducible Mylar. A minimum of ten percent (10%) of the total principal amount of the escrow funds will be held during this one-year guarantee period.

B. Guarantee Period: The developer shall warrant and guarantee that the improvements provided for hereunder and every part thereof will remain in good condition for a period of one year after the date of conditional acceptance by the City, and agree to make all repairs to maintain the improvements and every part thereof in good condition during the guarantee period at no cost to the City. The guarantee shall extend to and include, but shall not be limited to, the entire street, subgrade base and surface, all pipes, curbs, gutters, approaches, sidewalks, fences, and other accessories that are or may be affected by the construction operations. Whenever in the judgment of the Public Works Director and or City Engineer, said work shall be in need of repair, maintenance or rebuilding, he shall cause a written notice to be served upon the developer, and thereupon the developer shall undertake and complete such repairs, maintenance or rebuilding. The determination of the necessity for repairs and maintenance of the work rests with the City Engineer whose decision upon the matter shall be final and binding upon the developer. Upon the developer's failure to perform the required repair work within sixty (60) days from the date of service of such written notice, the City shall have such repairs made, and the cost of such repairs shall be paid for by use of the ten percent (10%) guarantee funds.

C. Final Acceptance: Except for sidewalks and seal coat, final inspection by the City Public Works Director shall be made eleven (11) months after conditional acceptance or as close as weather conditions permit. All defects as noted in the final inspection report of the engineer shall be corrected to the satisfaction of the engineer. Final acceptance shall be in writing by the City Council after written approval is received from the City Engineer. After final acceptance by the City Council the remaining balance in the Escrow Fund shall be released. (Ord. 2010-03, 8-5-2010, eff. 8-6-2010)



2800 NORTH STREET

2310 WEST STREET

CHAD HASE
ID NO: 10-025-0124

DENNIS ROGERS

(N81P46E01W 2687 50)
(SEC COR TO SEC COR)

JOHN BECARIA
TAX ID NO. 24-053-0001

JIMMY EAST
TAX ID NO. 24-062-0033

2600 NORTH STREET

PALMER HERITAGE

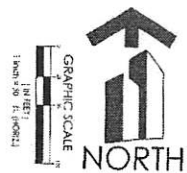
PLAIN CITY, WEBER COUNTY, UTAH

SITE PLAN

UDOT NOTES

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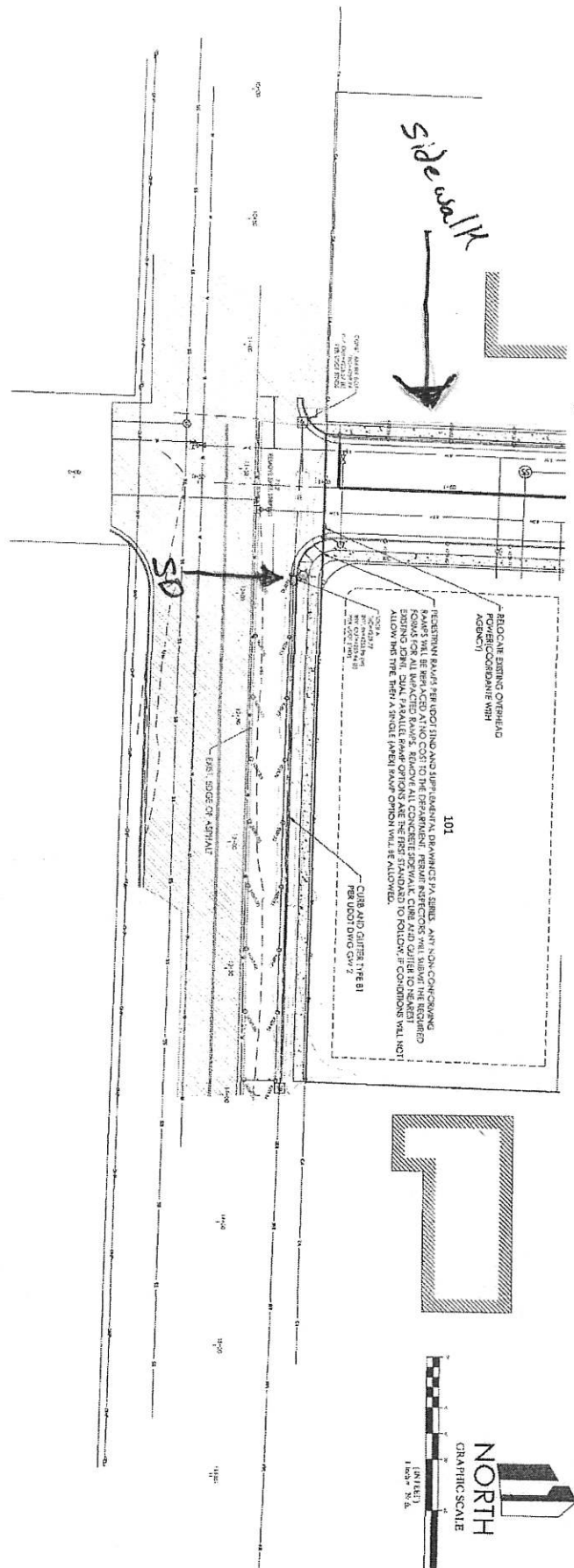
LEGEND

[illegible]

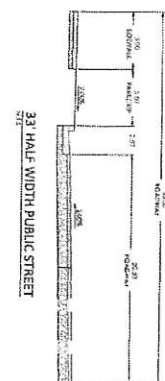
REVISION BLOCK		
#	DATE	DESCRIPTION
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2	10/10/00	Initial
3	10/10/00	Initial
4	10/10/00	Initial
5	10/10/00	Initial
6	10/10/00	Initial

SITE PLAN

COT



PALMER HERITAGE OGDEN CITY, WEBER COUNTY, UTAH UDOT SITE PLAN

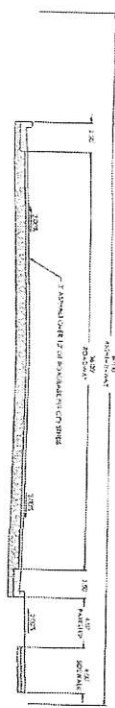
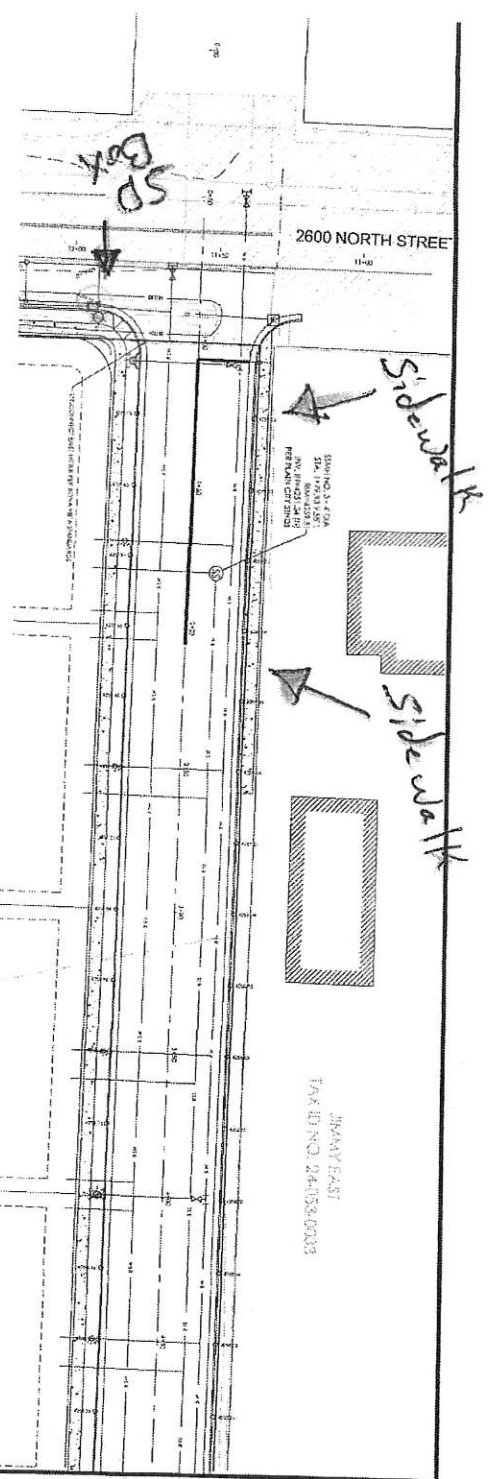


- UDOT NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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REVISION BLOCK	
NO.	DESCRIPTION
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UDOT SITE AND
ROAD PLAN

DATE	12/31/2020
DESIGNER	12/31/2020
CHECKED	12/31/2020
APPROVED	12/31/2020

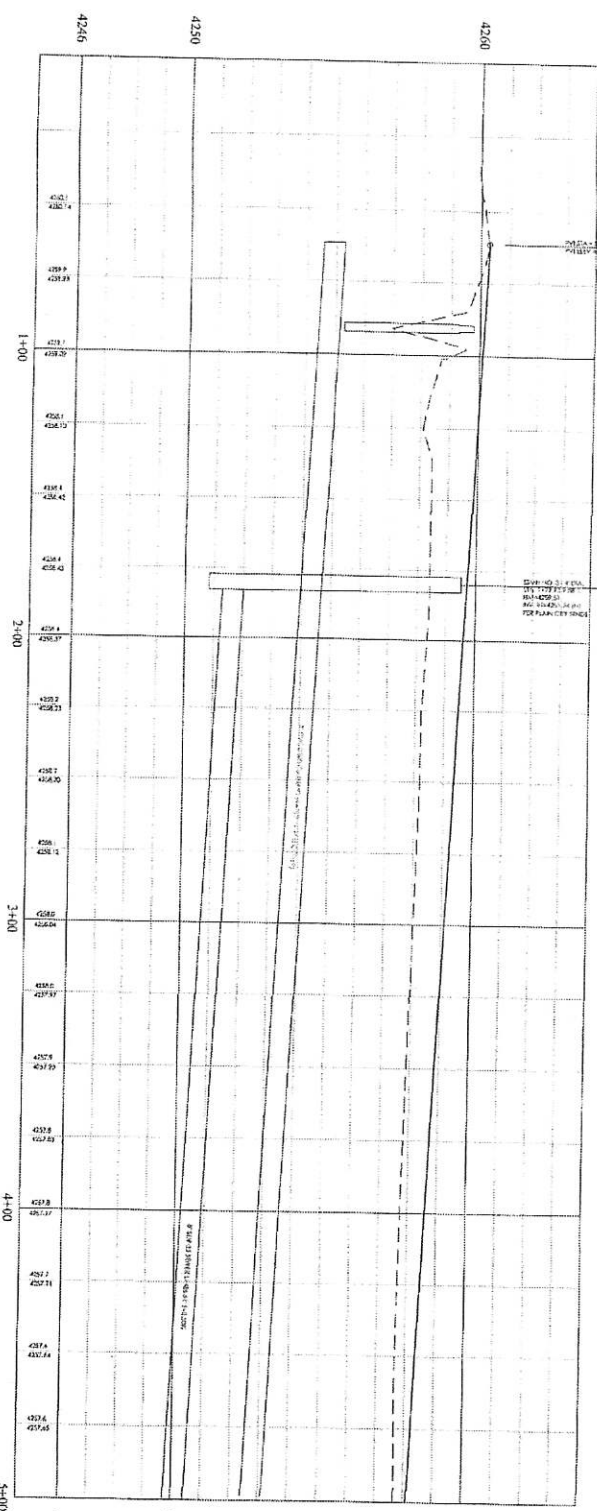


60' PUBLIC STREET ROAD

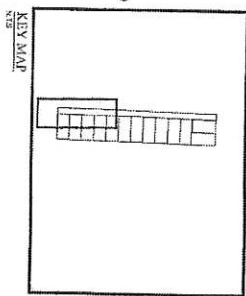
THE ABOVE SHOWN PLAN FOR THIS IMPROVEMENT MUST BE ACCEPTED BY THE CITY ENGINEER AND THE CITY COUNCIL. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS. THE CITY COUNCIL SHALL BE RESPONSIBLE FOR THE ADOPTION OF THE IMPROVEMENTS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS. THE CITY COUNCIL SHALL BE RESPONSIBLE FOR THE ADOPTION OF THE IMPROVEMENTS.

BY: CITY ENGINEER DATE: _____

SEE SHEET PP02



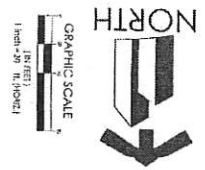
STREET A PROFILE



BOUNDARY NOTES:
ALL DIMENSIONS TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.

LEGEND

- 1. 1" = 20' (1:20)
- 2. 1" = 40' (1:40)
- 3. 1" = 80' (1:80)
- 4. 1" = 160' (1:160)
- 5. 1" = 320' (1:320)
- 6. 1" = 640' (1:640)
- 7. 1" = 1280' (1:1280)
- 8. 1" = 2560' (1:2560)
- 9. 1" = 5120' (1:5120)
- 10. 1" = 10240' (1:10240)
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- 100. 1" = 12676506002282294014967032053760' (1:12676506002282294014967032053760)



PALMER HERITAGE
OGDEN CITY, WEBER COUNTY, UTAH
3975 WEST



REVISION NO.	DATE	DESCRIPTION
1		
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10		

3975 WEST
PP01

PLAN NO. 34-0155 (0353)

BRADY EAST

DENNIS ROBERTS

60 PUBLIC STREET ROAD

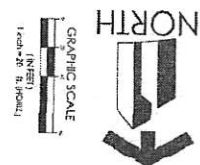
THE CITY ENGINEER HAS REVIEWED THE SUBMITTAL AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY PUBLIC WORKS DEPARTMENT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTAL AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTAL AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

CITY ENGINEER'S REVIEW OF THE PLAN

BY: CITY ENGINEER

DATE: _____

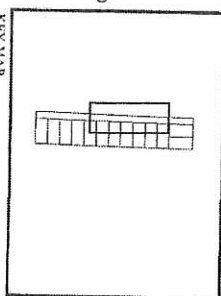
SEE SHEET PP02



LEGEND

1" = 20'	STREET
1" = 20'	ALLEY
1" = 20'	RAILROAD
1" = 20'	UTILITY
1" = 20'	CONCRETE
1" = 20'	ASPHALT
1" = 20'	GRAVEL
1" = 20'	SOIL
1" = 20'	WATER
1" = 20'	SEWER
1" = 20'	STORM
1" = 20'	LANDSCAPE
1" = 20'	VEGETATION
1" = 20'	OBSTACLE
1" = 20'	BOUNDARY
1" = 20'	PROPERTY
1" = 20'	ADJACENT
1" = 20'	EXISTING
1" = 20'	PROPOSED

KEY MAP



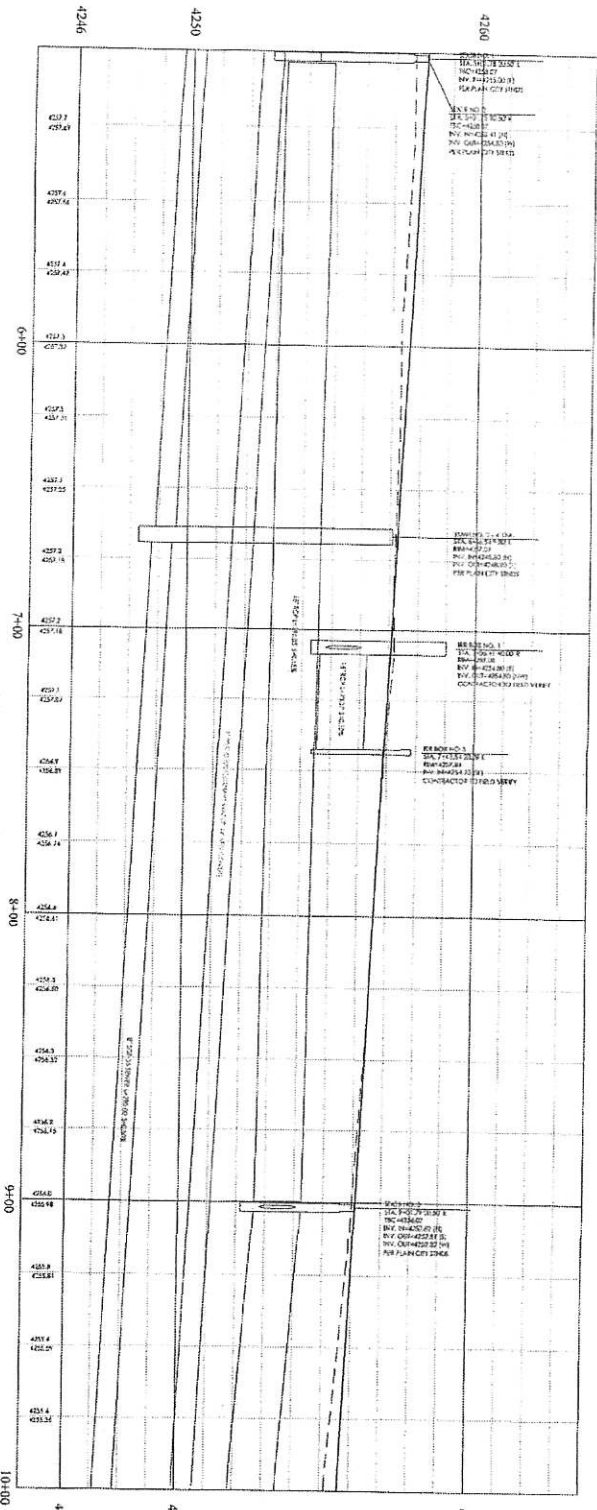
NOTA VERA NOBIS
ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION
PROVIDED TO US.

REVISION	DATE	DESCRIPTION
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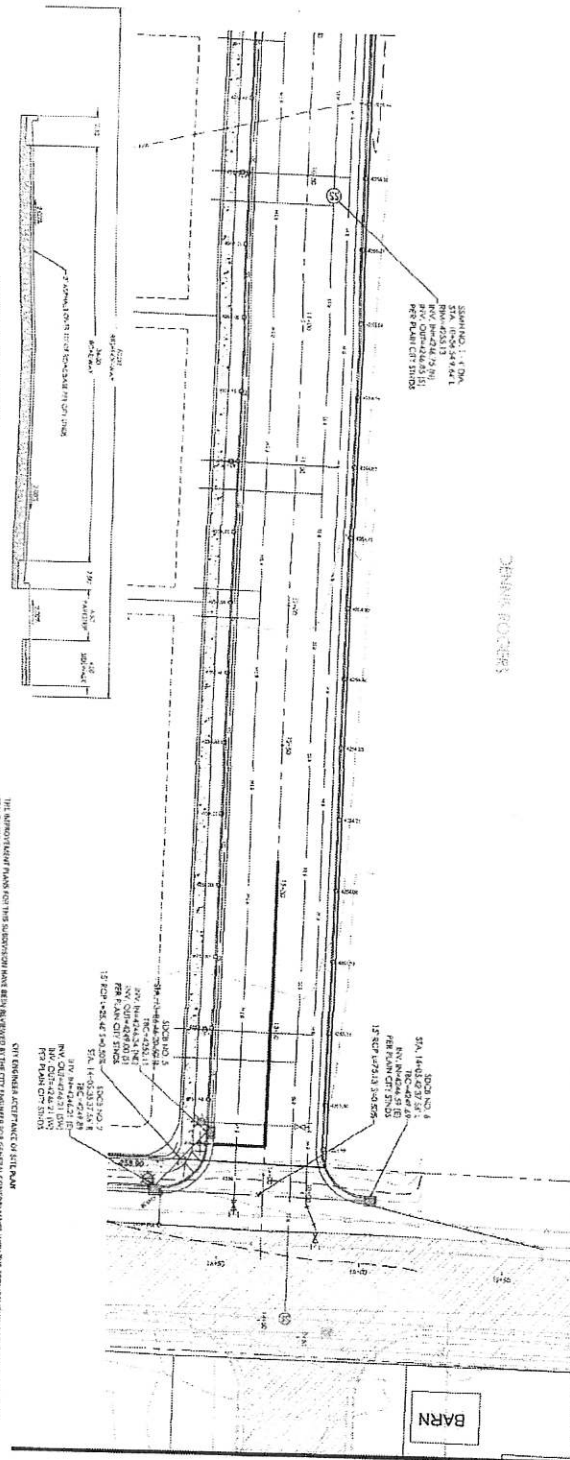
3975 WEST

PP02

STREET A PROFILE



PLAN VIEW

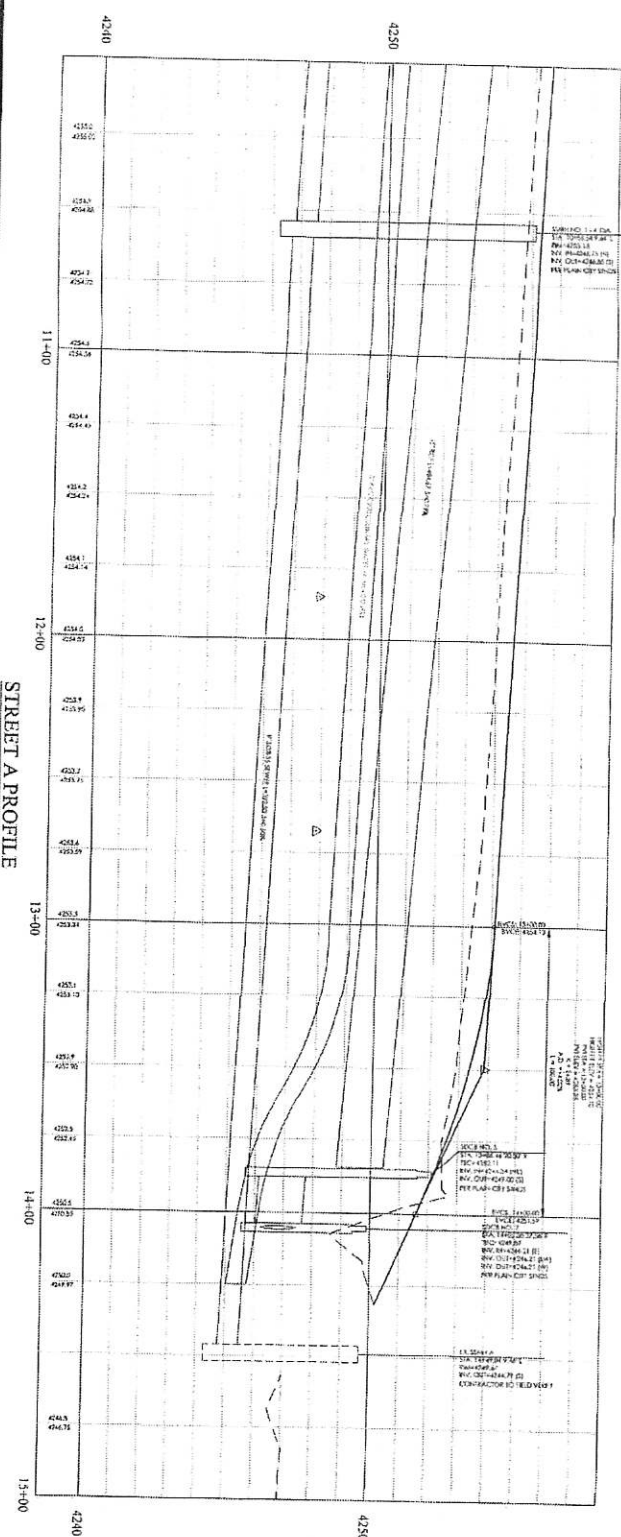


60' PUBLIC STREET ROAD

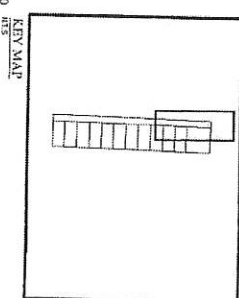
THE ABOVE PLAN FOR THE SUBMITTAL OF THE CITY ENGINEER'S OFFICE IS FOR THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

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DATE



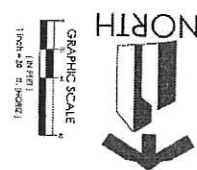
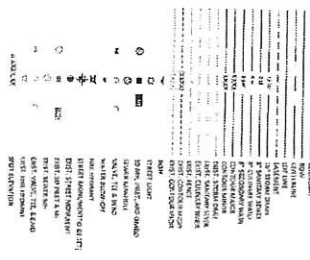
STREET A PROFILE



KEY MAP

LOCAL VERT. NOTE
ALL ELEVATIONS ARE IN FEET, UNLESS OTHERWISE NOTED.

LEGEND



1 inch = 20 feet



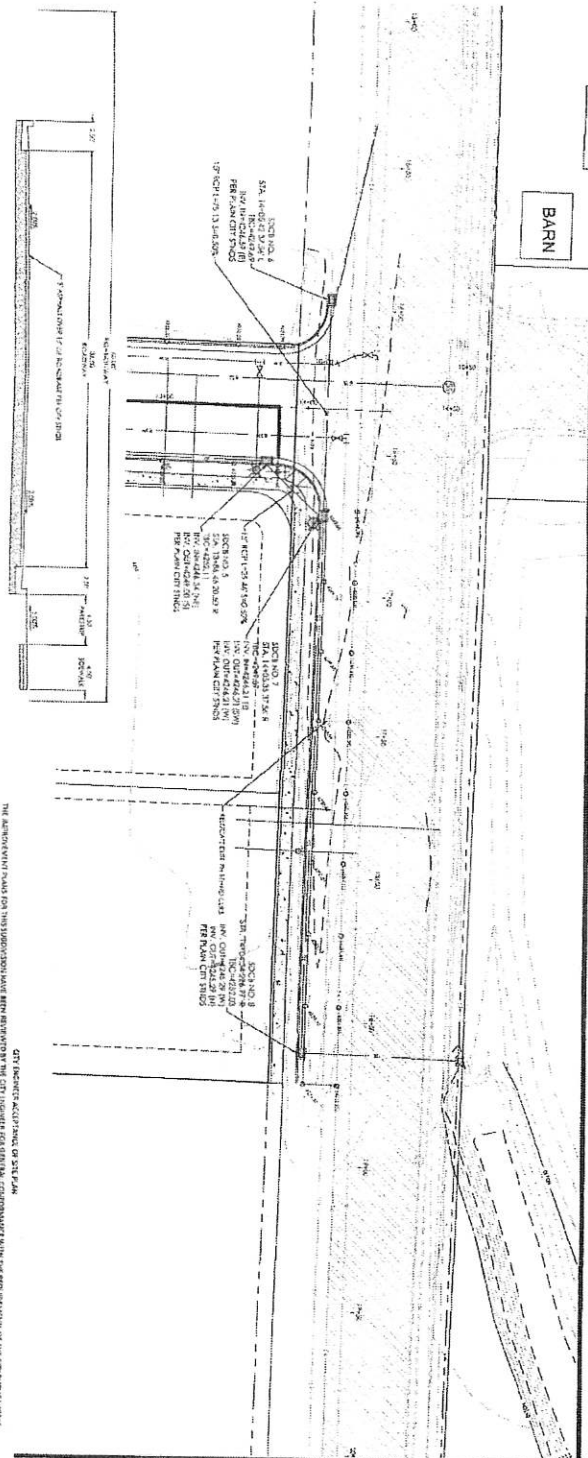
PALMER HERITAGE
OGDEN CITY, WEBER COUNTY, UTAH
3975 WEST

REVISION	DATE	DESCRIPTION
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3975 WEST

PP03

BARN



607 PUBLIC STREET ROAD

THE ABOVE PLAN IS FOR THE PROPOSED 10' WIDE SIDEWALK, 10' WIDE CURB, AND 10' WIDE STREET. THE PLAN IS ORIENTED WITH NORTH AT THE TOP. THE PLAN SHOWS EXISTING AND PROPOSED UTILITY LINES, INCLUDING WATER, SEWER, AND GAS LINES. THE PLAN ALSO SHOWS EXISTING AND PROPOSED CONSTRUCTION DETAILS, INCLUDING A 10' WIDE SIDEWALK, A 10' WIDE CURB, AND A 10' WIDE STREET.

CITY ENGINEER

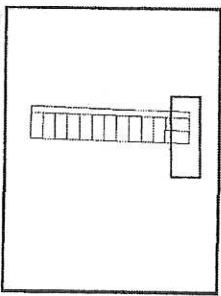
DATE

LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PALMER HERITAGE
 OGDEN CITY, WEBER COUNTY, UTAH
 2600 SOUTH



KEY MAP

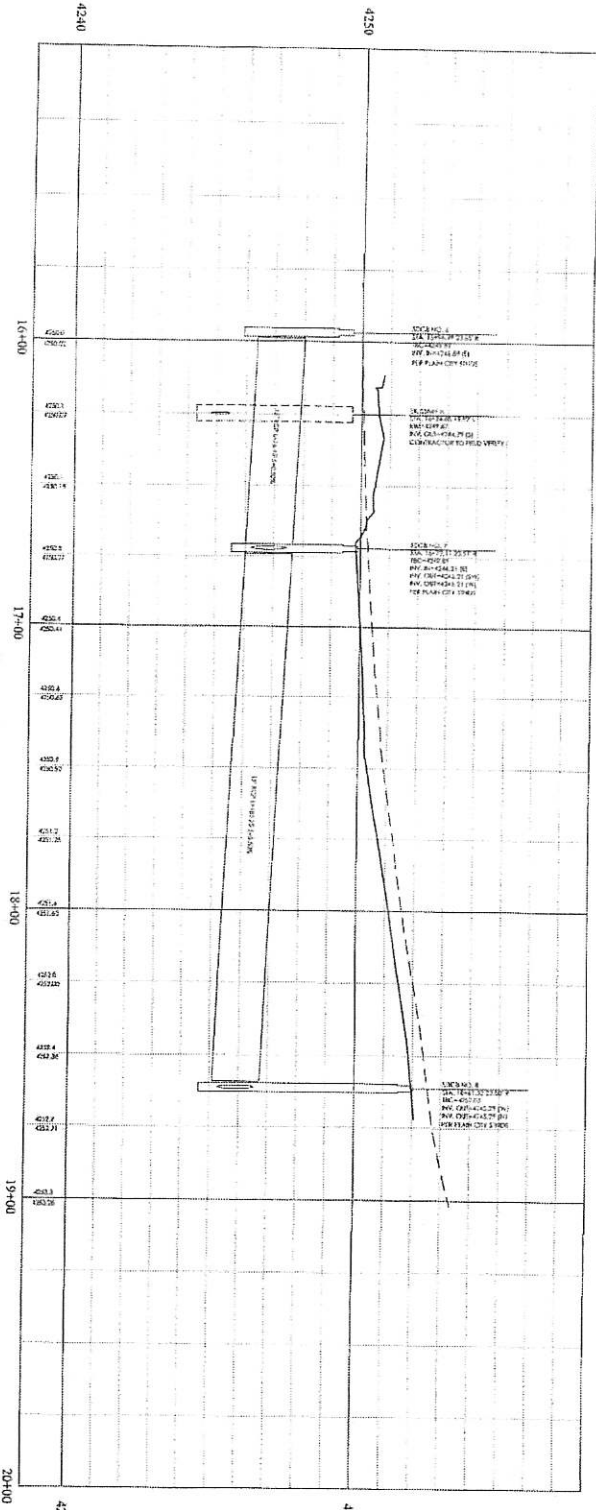
ADDITIONAL NOTES:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL AND THE UTAH DEPARTMENT OF TRANSPORTATION'S REQUIREMENTS.

REVISION BLOCK	DATE	BY	DESCRIPTION
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2600 SOUTH

PP04

2800 SOUTH STREET PROFILE



4250

N.T.S.

4240

16+00

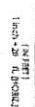
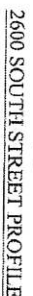
17+00

18+00

19+00

20+00

4240

2800 SOUTH

NOTICE OF DECISION

Plain City, Weber County, Utah

On August 22, _____, 20 24, the Plain City Planning Commission recommends
☒ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled
of an application for Freedom Estates approximately 1500 N 4560 W _____,

received from (Applicant): Jan Checketts _____

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.

J. Faulkner

City Official

*Condition(s)/Notes:

Commissioner Faulkner motioned to recommend giving Freedom Estates at approximately 1500 N 4560 W an extension for six months. Commissioner Maw seconded the motion. Vote: Commissioners Ortega, Maw, Neil, Faulkner and Chairman Jenkins voted aye. Motion carried.



August 07, 2024

To Whom It May Concern:

RE: Freedom Estates Subdivision – 1550 North 4560 West

I am writing to request an extension of the recording of the final plat for the Freedom Estates subdivision. Due to the change in the housing market, we have delayed the development of the subdivision. We are watching the market and the demand for lots in Plain City and will start the development within the next six months.

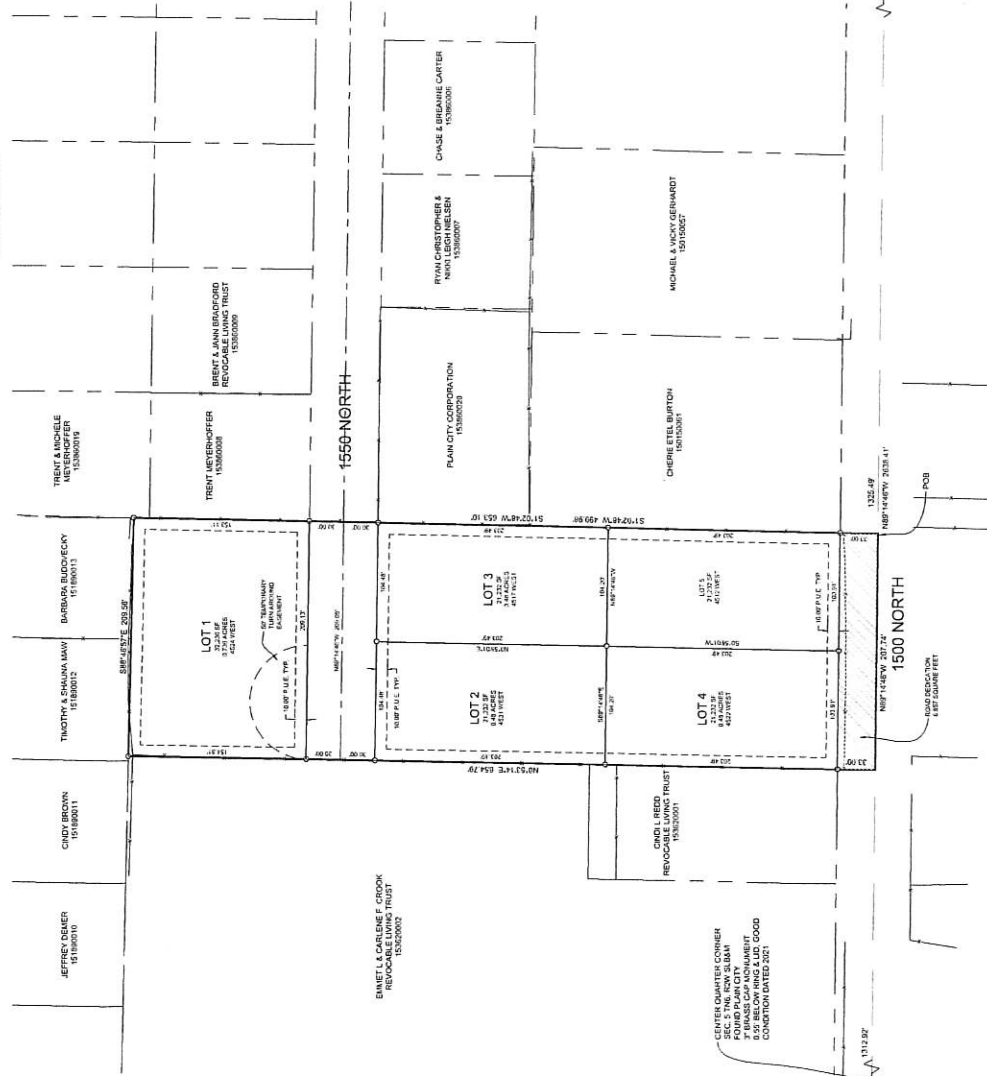
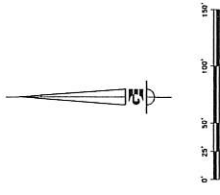
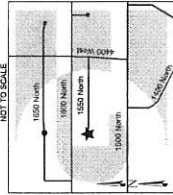
Please advise if this is something that can be granted.

Respectfully.

A handwritten signature in blue ink, appearing to read 'Jan Checketts', is written over a circular stamp.

Jan Checketts
801-668-8956
jan@cksrvs.com

LOCATED IN THE NORTH EAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, UTAH
MARCH 2022



I, DAVID L. HARTZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND I HOLD CERTIFICATE NO. 827238 IN ACCORDANCE WITH TITLE 86, CHAPTER 22, OF THE UTAH CODE. I HAVE REVIEWED THE SURVEY HEREON AND THE INFORMATION HEREON IS SUFFICIENT TO ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



I, THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND HAVE SAID TRACT

[illegible]

BY: JAN CHECKETTS / MANAGING MEMBER

STATE OF UTAH)
COUNTY OF WEBER)

On this, _____ day of _____, 2022, personally appeared before me JAN CHEGETTIS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn to be the person whose name is subscribed to the foregoing instrument, JAN CHEGETTIS, who is the owner of said _____, a _____ of said _____, Corporation by authority of its Board of Directors, and said JAN CHEGETTIS acknowledged to me that said Corporation executed the same.

1. ZONE RE-15 CURRENT YARD SETBACKS: FRONT, 30 FEET, SIDE, 10 FEET, REAR, 30 FEET, FOUND AT PLAIN CITY ORDINANCES CHAPTER 10-56.4
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 15000Z0242W, WITH A EFFECTIVE DATE OF DECEMBER 15, 2006.

- EAST QUARTER CORNER
SEC. 5 T10, R2W, S10E41
FOUND PLAIN CITY
3" BRASS CAP MONUMENT
0.04' BELOW RING & LID. CAP
CONDITION DATED 2020

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAN CHECHETS, CITY CONTROL, USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING PLAIN CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON, THE BASIS OF BEARING IS THE SOUTHLINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE STATE AND MERIDIAN WHICH BEARS NORTH 89°14'46" WEST PLAIN CITY, UTAH NORTH, AND A STATE PLANE GRID BEARING.

STATED

NOTARY PUBLIC

S1 JAVI GONZALEZ JAVI GONZALEZ CA CONSTRUCTION 614 NORTH 2000 WEST SUITE 100 SALT LAKE CITY, UT 84119 801-217-0717	1	COUNTY RECORDER	
		ENTRY NO. _____	FILED IN _____
		FILED FOR AND RECORDED AT _____	IN BOOK _____ OF OFFICIAL RECORDS _____
		RECORDED PAGE _____	FOR _____
GARDNER ENGINEERING CIVIL & LAND PLANNING 1000 SOUTH 1000 WEST SUITE 100 SALT LAKE CITY, UT 84119 801-217-0717		COUNTY RECORDER	

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FORECLOSED SALE AND DESCRIPTION OF FORECLOSED REAL PROPERTY AND I CERTIFY THAT THE SALE AND DESCRIPTION OF FORECLOSED REAL PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORECLOSURE ACT AND THE FORECLOSURE RULES AND I HAVE NO OBJECTION TO THE FORECLOSURE SALE AND DESCRIPTION OF FORECLOSED REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.

PLAIN CITY ATTORNEY

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE FORECLOSURE ACT AND THE FORECLOSURE RULES HAVE BEEN COMPLIED WITH AND I HAVE NO OBJECTION TO THE FORECLOSURE SALE AND DESCRIPTION OF FORECLOSED REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.

PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND
ACCEPTANCE

TO CERTIFY THAT THIS PLAT AND THE DEDICATION
OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL
STRIKES IN PARALLELS AND PUBLIC IMPROVEMENTS
HEREIN, WERE FULLY APPROVED AND ACCEPTED BY
THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2022

BY _____ MAYOR/CITY CLERK

ATTEST _____ CITY RECORDER

PLAIN CITY PLANNING
COMMISSION

THIS IS TO CERTIFY THAT THIS
SUBDIVISION WAS DULY APPROVED BY
THE PLAIN CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____
2022.

CHAIRMAN, PLAIN CITY PLANNING
COMMISSION

THE PURPOSE OF THIS SURVEY WAS SHOWN AND DESCRIBED HEREON. CONTROL USED TO ESTABLISH THE MONUMENTATION AS SHOWN AND NOTED. THE NORTH-EAST QUARTER OF SECTION 36, T-14N, R-10E, S-10E, LAKE BASE AND MERIDIAN WHICH BEARS TO THE STATE PLANE GRID BEARING.

NARRATIVE

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 17, 2023

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

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

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

Report from Planning Commission

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

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

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

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

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

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

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

Discussion/Motion: Conditional Final Acceptance – Diamond E Subdivision

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

Discussion/Motion: Final Acceptance – Town Square Estates

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