

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
SEPTEMBER 19, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, September 19, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Jan Wilson and Rachael Beal
Excused: Diane Hirschi
Staff: Patty Burton, Dan Schuler, Brandon Richards
Present: Dustin Skeen, Sgt Kylee Slater, Jonathan Grover, Tom & Tina Favero, Jeff Hales, Rob Ortega
Zoom: Jim Beesley

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Wilson
Invocation/Moment of Silence/Thought: Councilmember Beal

Approval of Minutes from September 5, 2024

Councilmember Beal moved to approve the meeting minutes from September 5, 2024 as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Wilson and Beal voted aye. The motion carried.

Comments: Public

Jonathan Grover stated he is an attorney representing Dave and Tom Favero. He stated they are abutting property owners to River Crossing Phase 3 and is here to address a concern regarding a strip east of Lot 85 identified as parcel A in the subdivision. Mr. Grover's clients are asking the city to vacate that parcel entirely out of the subdivision. The revised plats show there would be a complete vacation of Lot 84 and then the new lot would not include the property owned by his clients.

Report from Planning Commission

Dustin Skeen reported the Planning Commission recommended approval of the River Crossing item on tonight's agenda for the City Council, although they weren't sure what the process would be to complete that. He stated they also recommended approval of the Hunters Run on tonight's agenda as well. He stated the Planning Commission recommended approval to deed the property over with two contingencies, putting up a fence and paving the road. Mayor Beesley thanked Dustin for his report and extended his condolences to him and his family on behalf of the council for the recent passing of Dustin's father.

Discussion/Motion: Subdivision Amendment – River Crossing Phase 3, lot 85 – 4925 W 1500 N

The Mayor noted that we do not get involved in property disputes and reported that we received new plats this evening. Jeff Hales addressed the council and stated he is good with the agreement with the Favero's, then turned to ask Tom Favero in the audience if he is good with it. Tom Favero indicated they are now. Tom then described his findings of the history of this property. Due to the old survey lines, we have to do this correctly or his property will become part of the subdivision and that is what we are trying to fix. It was reported that the vacation plat will be recorded before the subdivision amendment plat. The question arose about the current development agreement and if that has to be amended as well. Jeff reported that in the notes on the plat, item #9 states that the big lot will not be able to be further divided. The lot number will need to be changed in the development agreement. Councilmember Beal asked what vacating means. It was noted that they will be giving it up and taking it out of the subdivision.

Councilmember Wilson moved to approve the subdivision amendment for River Crossing Phase 3 as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Wilson and Beal voted aye. The motion carried.

Discussion/Motion: Subdivision Amendment – Hunters Run – 1650 N 3500 W

Mayor Beesley stated the Hunters Run was done several years ago and it never received conditional final. Dan came up with a way to bend the road and make the property conducive to a turnaround as well as fix the problem of access to the city lift station. The plan was presented to Marriotts and they are in agreement. This will fix the problems for everyone. **Councilmember Wilson moved to approve the subdivision amendment for Hunters**

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Run as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Wilson and Beal voted aye. The motion carried.

Motion: Approval of Business License

New – Home Occupation

TNB Land Management

Travis Bellew

1788 N 2750 W

home office

Renewals

Brisk Welding & Fabrication

Jordan Briskey

4447 W 2050 N

mobile welding

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

Motion: Approval of Warrant Register

See warrant register dated 09/01/2024 to 09/16/2024. **Councilmember Beal moved to approve and pay the bills as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Wilson and Beal voted aye. The motion carried.**

DRAFT

Report from City Council

There were none except Councilmember Wilson clarified that Collin Raye would cost \$50,000 for everything. The Mayor noted it would. The Mayor thanked everyone for their efforts.

At 6:50 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

City Recorder

Mayor

Date approved _____

2 applications = 1 plat amendment

NOTICE OF DECISION

Plain City, Weber County, Utah

On September 26, 2024, the Plain City Planning Commission recommends

[X] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled

of an application for Subdivision Amendment for Stoney Brook at 2689 N 3850 W for Doug and Brenda Koenig

received from (Applicant): Doug and Brenda Koenig

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall. Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.



City Official

*Condition(s)/Notes:

Commission Skeen motioned to recommend to City Council to approve the Subdivision Plat Amendment on Stoney Brook for Doug and Brenda Koenig at 2689 N 3850 W. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Skeen, Faulkner, and Chairman Jenkins voted aye. Motion Carried.

dbalakb@icloud.com

APPLICATION FOR
AMENDMENT TO A SUBDIVISION

Subdivision Name STONEY BROOK Zone RE20 Date Submitted 9/4/2024
Address of Subdivision 2689 N. 3850 W. Plain City, UT
No. of Units or Lots being affected by the amendment: 2
Owner Name DOUG & BRENDA KOENIG Full Address 2689 N. 3850 W. PLAIN CITY, UT.
Phone # 601-388-1542 Cell # 601-388-1542 Fax # _____
Subdivider's Name BAME Full Address _____
Phone # _____ Cell # _____ Fax # _____

Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:

Describe the amendment to the subdivision plat:

WE WOULD LIKE TO COMBINE THE PROPERTY WE
PURCHASED WITH OUR ORIGINAL LOT. OUR INTENT IS
TO HAVE A POLE BARN BUILT IN THE NORTH WEST
CORNER.

The above information is true and accurate to the best of my knowledge.

09/04/2024 Brenda Koenig
Date Signature

Office Use Only

Subdivision Amendment Fee: 200.00 pd 9-10-24 PC Approval Date: _____
Number of Copies: _____ CC Approval Date: _____



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: September 18, 2024

Subject: Stoneybrook Subdivision, Plat Amendment (Koenig)

We have reviewed the proposed plat amendment for the Stonybrook Subdivision and have the following comments:

1. When the amended plat is submitted, the existing utility easements must remain in place unless they are vacated.
2. Any of the lots involved in the lot line revisions must retain the minimum lot size and comply with the development standards that are required by the Plain City Ordinances.

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

NOTICE OF DECISION

Plain City, Weber County, Utah

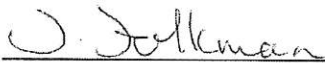
On September 26, 2024, the Plain City Planning Commission recommends

[X] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled

of an application for Subdivision Amendment for Stoney Brook at 2668 N 3850 W and 2688 N 3850 W for Michael and Robin Cederquist, Jacob and Whitney Johns

received from (Applicant): Michael Cederquist, Jacob Johns

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall. Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.



City Official

*Condition(s)/Notes:

Commission Faulkner motioned to recommend to City Council to approve the Subdivision Plat Amendment on Stoney Brook for Cederquist and Johns. Commissioner Skeen seconded the motion. Vote: Commissioners Ortega, Skeen, Faulkner, and Chairman Jenkins voted aye. Motion Carried.

**APPLICATION FOR
AMENDMENT TO A SUBDIVISION**

Subdivision Name STONEY BROOK Zone R-20 Date Submitted 16 SEP 2024

Address of Subdivision 2668 N 3850 W Plain City, UT

No. of Units or Lots being affected by the amendment: LOT 6

Owner Name MICHAEL + ROBIN CEDERQUIST Full Address 2668 N 3850 W

Phone # M- 801-668-6847 Cell # R- 801-644-8300 Fax # _____

Subdivider's Name _____ Full Address _____

Phone # _____ Cell # _____ Fax # _____

MIKE@YESINTAH.COM

Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:

Describe the amendment to the subdivision plat:

THE ARROWHEAD PIECE OF LAND ON THE NORTHEAST CORNER
OF LOT 6 WILL TRANSFER TO LOT 5. THE LAND SOUTH AND
EAST OF LOT 5 DRIVEWAY WILL TRANSFER TO LOT 6.
LOT SIX WILL MAINTAIN R-20 SQUARE FOOT REQUIREMENT.

The above information is true and accurate to the best of my knowledge.

Date Signature

Office Use Only

Subdivision Amendment Fee: _____
Number of Copies: _____

PC Approval Date: _____
CC Approval Date: _____

APPLICATION FOR
AMENDMENT TO A SUBDIVISION

Subdivision Name STONEY BROOK Zone R-20 Date Submitted 16 SEP 2024

Address of Subdivision 2688 N 3850 W Plain City, UT

No. of Units or Lots being affected by the amendment: LOT 5

Owner Name JACOB + WHITNEY
JOHNS Full Address 2688 N 3850 W

Phone # J - 801-389-5445 Cell # W - 801-710-6067 Fax # _____

Subdivider's Name _____ Full Address _____

Phone # _____ Cell # _____ Fax # _____

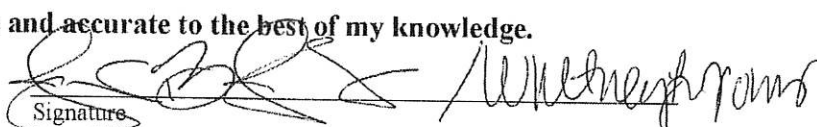
Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:

Describe the amendment to the subdivision plat:

LOT 5 LAND SOUTH AND EAST OF DRIVEWAY WILL TRANSFER TO LOT 6.
THE ARROWHEAD PIECE OF LAND ON THE NORTHEAST CORNER OF LOT 6
WILL TRANSFER TO LOT 5. MAINTAINING FRONTAGE EQUAL TO LOT 4.
ADD PARCEL DUE NORTH OF LOT 5 INCREASING SIZE OF LOT 5

The above information is true and accurate to the best of my knowledge.

Sept. 05, 2024
Date


Signature

Office Use Only

Subdivision Amendment Fee: _____

PC Approval Date: _____

Number of Copies: _____

CC Approval Date: _____



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: September 18, 2024

Subject: Stoneybrook Subdivision, Plat Amendment

We have reviewed the proposed plat amendment for the Stonybrook Subdivision and have the following comments:

1. When the amended plat is submitted, the existing utility easements located along Lots 5 and 6 must remain in place.
2. Both of the lots involved in the lot line revisions must retain the minimum lot size and comply with the development standards that are required by the Plain City Ordinances.

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



Fwd: Quote # 24-QT-1080

From Plain City Fire Department <plaincityfire@gmail.com>

Date Wed 9/25/2024 12:57 PM

To Diane Hirschi <dianeh@plaincityutah.org>

 1 attachments (12 KB)

Quote # 24-QT-1080.PDF;

D

----- Forwarded message -----

From: <service@apparatus-es.com>

Date: Tue, Sep 17, 2024 at 9:00 AM

Subject: Quote # 24-QT-1080

To: <plaincityfire@gmail.com>

Cc: <Service2@apparatus-es.com>

Please review the attached quote. Feel free to contact us if you have any questions. We look forward to working with you.

Thank you for your business!

Attached is Quote # 24-QT-1080 from Apparatus Equipment & Service, Inc.

To view the attachment, you must have the Adobe® Reader® software installed on your computer. To get a free version of this software from Adobe, click here:

<https://www.adobe.com/support/downloads/main.html>

Diane, This needs council approval. Could you put it in the next available council docket. It is for the lights and siren for the new truck.

--

Respectfully,

Dennis Crezee

Chief, Plain City Fire Department

(801)731-4908 Office

(801)540-2365 Cell

Apparatus Equipment & Service, Inc.

1103 South 700 West
Salt Lake City, UT 84104
US

Voice: 801-886-0600

Fax: 801-886-0615

QUOTATION

Quote Number: 24-QT-1080

Quote Date: Sep 9, 2024

Page: 1

Quoted To:

Plain City Corporation
4132 West 2200 North
Plain City, UT 84404

Customer ID	Good Thru	Payment Terms	Sales Rep
Plain City Corporati	10/9/24	Net 10th of Next Month	

Quantity	Item	Description	Unit Price	Amount
5.00	AES:AL-ELECTRIC SYS	INSTALL LIGHT IN FRONT WINDSHIELD	160.00	800.00
	AES:AZ-SERVICE NOTE	DESCRIPTION LINE		
5.00	AES:AL-ELECTRIC SYS	INSTALL GRILL LIGHTS	160.00	800.00
	AES:AZ-SERVICE NOTE	DESCRIPTION LINE		
3.00	AES:AL-ELECTRIC SYS	INSTALL SIDE LIGHTS ON BRACKETS	160.00	480.00
		FOR STEPS.		
	AES:AZ-SERVICE NOTE	DESCRIPTION LINE		
3.00	AES:AL-ELECTRIC SYS	INSTALL LIGHTS ON REAR OF TRUCK	160.00	480.00
	AES:AZ-SERVICE NOTE	DESCRIPTION LINE		

1.00	FED:SIFZS-1526604626	FERERAL SIGNAL SPECTRALUX ILS	999.60	999.60
		LOW PROFILE LIGHT BAR		
		RED/WHITE/BLUE (SIFZJS-1725916517)		
1.00	FED:PF200R	PATHFINDER REMOTE	1,173.25	1,173.25
		SURFACE-MOUNT CONTROLLER		
2.00	FED:ES100	SIREN SPEAKER(ES100C)	140.00	280.00
1.00	FED:RBKIT2	RUMBLER KIT COMPACT	526.50	526.50
		(RBKIT2-COMPACT)		
1.00	FED:ESB-U-R	SPEAKER BRACKET (ESB-U)	14.00	14.00
1.00	FED:RB-RAM16	BRACKET KIT RUMBLER	9.00	9.00
		(RBC2-FRD150ND)		
6.00	FED:MPS31U-R	MICRO PULSE ULTRA 3	88.20	529.20
		RED/BLUE(MPS32U-RB)		
6.00	FED:MPS620-RW	12 LED, RED/BLUE, CLEAR LENS	124.60	747.60
		(MPS62U-RB)		
1.00	FED:MODLED1F	PATHFINDER 24-CHANNEL EXPANSION	284.20	284.20
Subtotal				Continued
Sales Tax				Continued
TOTAL				Continued

Apparatus Equipment & Service, Inc.

1103 South 700 West
Salt Lake City, UT 84104
US

Voice: 801-886-0600

Fax: 801-886-0615

QUOTATION

Quote Number: 24-QT-1080

Quote Date: Sep 9, 2024

Page: 2

Quoted To:

Plain City Corporation
4132 West 2200 North
Plain City, UT 84404

Customer ID	Good Thru	Payment Terms	Sales Rep
Plain City Corporati	10/9/24	Net 10th of Next Month	

Quantity	Item	Description	Unit Price	Amount
16.00	AES:AZ-SHOP SUPPLIES	MODUEL(EXPMOD24) SHOP SUPPLIES PER LABOR UNIT	16.00	256.00
Subtotal				7,379.35
Sales Tax				
TOTAL				7,379.35