

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 19, 2025

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, June 19, 2025 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Jed Jenkins, Rachael Beal and Jan Wilson
Excused: Councilmember Luigi Panunzio
Staff: Diane Hirschi, Stacy Adams, Dan Schuler, Brandan Quinney, Tommy Pedersen
Present: Shawna Faulkner, Rob Ortega, Larry Vialpando, Phil Meyer, Parker McGarvey, Jeni Hadden, Lacey Hainline, Brady Kohli, Robert Lamb, Angela Hopper, John Hopper
Via on Zoom: Jacob Hansen, Melinda Jensen, Mike Phillips, Jim Beesley, Todd Moyes

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

Mayor Beesley presented previous Commissioner Blake Jenkins with a plaque for his 5 years of service on the Planning Commission and thanked him for his service to the City and know will see him serve in the future.

Approval of Minutes from June 5, 2025 and June 9, 2025

Councilmember Beal asked that the previously approved work meeting minutes from June 9, 2025, be amended to reflect her emailed concerns instead of an overall summation, since the audio recording wasn't working that day to correctly reflect her statements. Councilmember Wilson moved to approve the minutes from June 5, 2025 as presented and June 9, 2025 as amended. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Comments: Public

There was none.

Report from Planning Commission

Shawna Faulkner stated the Planning Commission discussed a couple Technical Review reports and asked if the City Council receives info when they approve subdivisions. Mayor Beesley stated he sees updates but thinks would be a good idea for the Council to also receive updates as things are approved. The Planning Commission set a public hearing on June 26, 2025 for a rezone from RE-20 to RE-15 at property located at 3045 W 1975 N (DeVries Family Trust) Jed DeVries. They also discussed the Silver Valley Subdivision approx. 3050 W between 1975 N and 2200 N 18 lots (David Skeen) and Marsh Mountain View Subdivision approx. 2200 N 3450 W 31 lots (Joe Marsh). Also looked at the DADU ordinance in Agricultural zones.

Public Hearing: Final Adjustments to the FY2025 City Budgets

Councilmember Beal moved to go into a public hearing to make final adjustments to the FY2025 City Budgets and to give final approval of the FY2026 City Budgets. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried. There was no public comment. Councilmember Beal moved to close into a public hearing to make final adjustments to the FY2025 City Budgets and to give final approval of the FY2026 City Budgets. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Public Hearing: Final Approval of FY2026 City Budgets

Councilmember Beal moved to go into a public hearing for final approval of the FY2026 City Budgets. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried. There was no public comment. Councilmember Jenkins moved to close the public hearing for final approval of the FY2026 City Budgets. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried

Discussion/Motion: Appointment of City Attorney and Prosecutor

The Mayor reported that we had one application for a prosecutor and two for the city attorney. Councilmember Wilson moved to appoint Brandan Quinney as the City Attorney and Tommy Pedersen to be our City Prosecutor. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 19, 2025

Discussion/Motion: Ordinance – Title 7 – Streets, Sidewalks, and Public Ways

Jacob Hansen is on Zoom to answer any questions. Dan Shuler stated this had to do with release or direct the flow of water into any conveyance facility, or onto a neighboring property without legal right to do so. Councilmember Jenkins moved to approve Ordinance No. 2025-07 Amending Title 7 as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Ordinance - Title 9 - Building Regulations

Commissioner Faulkner stated this was regarding public improvements in an applicable subdivision improvement plan approved by the City are completed before work on any building or other private improvements begin or before they can build and can't sell lots until it's been recorded, and it can't be recorded until the improvements are done.

Councilmember Wilson moved to approve Ordinance No. 2025-08 Amending Title 9 as presented.

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

Discussion/Motion: Ordinance - Title 11- Subdivision Regulations

Jacob Hansen stated they drafted a small chapter that goes to the bottom of your subdivision title and it's all about development agreements. This chapter creates a framework that the City can use for parcels that want to go through a development agreement process. State law does have some requirements, but they're not super robust. This ordinance creates a framework that's a little more specific. The City Code talks a lot about the technical review committee and that wasn't actually defined anywhere. It is a body that the Mayor can organize that can include pretty much anyone in the City organization. It can also include outside consultants, city attorney, and whomever the Mayor wants to appoint in there. Then, as far as the actual development agreement part goes, there is a little flow chart that shows how this works and creates a framework to negotiate the agreement. There are a few provisions we put in there that were kind of default terms, but for the most part, when you're negotiating this development agreement are going to have total control over what goes in that agreement. And just to emphasize, the City is never obligated to ever agree to a development agreement. If a developer wants some sort of guarantee of approval, they have to follow what you currently have in your zoning and subdivision titles. The development agreement process is, if there's a project that's super big, or they need some sort of exemptions, or they want to work with a City really closely to tailor something, then they can go through this process. But again, you're never obligated to say yes unless it makes sense to and want to say yes. Some other big things that we put in there is that we really want to put the developer on notice, but also to make sure that the City is not investing a ton of money and time into a project that then fizzles out. So we put this requirement that the developer post a retainer fee of \$20,000 and put in some provisions that this does not entitle the developer to approval, but with the understanding that the developers are essentially going to pay for the City's costs. Mayor Beesley stated the retainer portion thinks is long time coming and we should have been doing this long ago. There have been a number of meetings that some of these developers have asked us for, and we've sat through and worked through just to have the subdivision not be done and completed. The City had to pay our attorney's fees and sometimes engineer engineering. As well as Dan's time and the rest of staff's time that is all included in this. So we've tried to capture some of those fees in our agreements. We have tried to recoup some costs by raising the TRC fee, but now with this retainer, we will track everybody's hours that have gone into this project and if it falls through we aren't left without reimbursement. Councilmember Favero stated the way he understands it is the retainers \$20,000, and then once they deplete it down to the 4,000, they'd have to put it back up to 20,000. Jacob Hansen stated that was the intent, anyway. Commissioner Faulkner stated this was just for the subdivision code, not commercial. Jacob Hansen stated the next couple of points are not required by the State, and honestly could be just covered by the actual development agreement itself. But by putting them in your title, you are at least giving potential developers notice about them and reminding everyone in the City, so again you could cut them or then put them in the agreement. We put some restraints on whether the developer can assign or delegate the contract once you've entered into it, basically that what the code says is you cannot get this plan approved and then they want to sell their company, or that someone wants to buy their company, assign all the duties to subcontractors, or something like that, they can't do that unless the City consents to it. We put it in the development agreement as a reminder and a notice and want the developers to expect that the City is going to impose milestones on them. The agreement is valid only if you get all these approvals and even exceptions or concessions from the City, but it is contingent on you hitting these milestones. So if they fall behind, and they're not making progress, the City can walk away. The next bullet point that there's an automatic expiration after 10 years and then the second to last point is actually a state requirement that there's a notice and a hearing just like a land use ordinance. If you're going to be giving approvals that are akin to changing the land use ordinances which you essentially are with the development of the size you're going to be carving up what the zoning looks like there, maybe giving waivers to certain development standards that are required. Maybe a formal

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 19, 2025

review process or discussions before the formal process. Councilmember Jenkins moved to approve Ordinance 2025-09 Amending Title 11 as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Resolution - Final Adjustments to the FY2025 City Budgets

Councilmember Jenkins moved to approve the final adjustments of the FY2025 City Budgets Resolution 2025-01. Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Resolution - Final Approval of FY2026 City Budgets

Mayor Beesley also stated that the remodel for the Fire Station that was proposed before should be added under Capital Projects Fund for \$200,000. Councilmember Beal asked to add \$1000 in the non-departmental fund for cultural activities and would like to do something next year. Also maybe bump up the 4th of July fund since next year is the 250th anniversary of the signing of the Declaration of Independence. Councilmember Jenkins moved to give final approval with changes of the FY2026 City Budgets Resolution 2025-02. Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Approval of Certified Tax Rate

The Utah State Tax Commission develops a certified tax rate based on the value of the property that's within the City and the idea is, the certified tax rate would get the city the same amount of property tax revenue in dollar terms as it did the year before, plus any growth that's taken place, new houses built or new, new buildings made.

Councilmember Beal moved to approve the certified State Tax rate of 0.000235. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Presentation: Fraud Risk Assessment

State auditor's office sends out a fraud risk assessment questionnaire and based on the policies that the entity has. whether there's separation of duties between counting over the transactions, the money of the city and possession of those assets and it goes through licensure and education of accounting staff, if training has taken place for you as the Mayor and Council and whether the city has a fraud hotline. The City scored 355 out of 395, which puts it in the range of having a fraud risk assessment at very low.

Discussion: Donation of Property from Stillcreek HOA

Dan Shuler stated this is the property over off of North Plain City Road just south of Stillcreek and we have lift station just west of that property. It's part of that property, but it is divided out and then there is also a good size drain line that goes down through there and heads back out to the north. He noted that ever since he has been here it's been nothing but a weeds and trees but we've cleaned up the park strip and we keep the gutter swept up. Councilmember Favero asked if this was part of their required open space. If the City can use it, it is one thing but don't want the City to get it and then not do anything with it. He also thinks it sets a precedence. We have all these open space areas that we require in certain subdivisions and now we're just going to start taking them back over? To him, we are setting a huge precedent now. With that said, he doesn't know what the history is of Stillcreek and all the turnover but feels we are setting a precedence by taking this property. What is the City going to do with it? Melinda Jensen stated she is the new HOA president and she's been in since April of last year and this was one of those things that we found out once we came in. That a board, from back in 2019, approached the city about donating that and asked for it to be cleaned up and get some help with getting the fences put in, and the other things because of Hawkins pulling out and leaving a bunch of stuff undone. The city went in and put the gravel in, cleaned it up, and the board that was then went in and reneged on it. When we found that out, that's when I approached Dan about getting that fixed back, because that wasn't right for them to come in and ask for help getting all that stuff, promising to turn the land over and then turning around and saying, No, we're not going to do it. That was where this started. She reported that it has never been used as open space. She explained the measurements of the property in relationship to the houses.

Councilmember Favero stated his concern again about setting a precedence. Dan reported that he would like to take this property over as he has some storm drain needs that fit on this piece. Councilmember Favero noted that in this case, Dan, Public Works, is willing to take it on and the City and Mayor is willing to do something with it. If the Public Works Department is willing to do something with it and we're going to be able to make it look better than it already does now and make the neighbors happier with keeping the weeds down, that is one thing. He is still concerned that in the future, other developments will want us to take over their open space and so we need to be very careful. Just because Public Works needs it this time doesn't mean they're going to need it next time. He agrees we

DRAFT

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 19, 2025

don't have to vote that way, but you still got codes that are forcing developers to put these in. Since this isn't pressing, we could table it and see what we want to do and go from there. Mayor Beesley stated this is just a discussion and can put it on the next agenda.

Discussion/Motion: Extension for Final Approval of Homestead Acres – 3500 W 3075 N – Visionary Homes
Parker McGarvey stated he represents Visionary Homes and is asking for an extension of final approval that was done May of last year but they have not been able to start construction. They are looking to renew that approval and have the development completed within a year. Mayor Beesley stated he had some concerns about some lots that will have a ditch going through their backyard and lose about 40 feet. He doesn't feel good about a fence for safety as the creek gets ripping in the Spring. He would rather have this extension denied and brought back with those lots as $\frac{3}{4}$ acre lots instead of 1 acre lots. Who owns the ditch and who would maintain it and will it be kept open and not piped? Parker McGarvey stated it's deemed wetlands from the army corps study, claiming it as open waters of the US and per the City's sensitive land use ordinance to preserve natural open water drainage channels is conforming with the ordinance and have a buffer with a fence. Commissioner Faulkner stated that the ordinance states we can choose one or the other and they chose to put up a fence. So we really can't deny if they chose one or the other and tell them how to market their land. Mayor Beesley stated no, but it is our job to protect residents. One thing we asked is it needed to be on the plat that those lots had to know what they were getting into before they purchased them. The Mayor would rather see smaller lots but it is up to the Council to approve or deny. Councilmember Favero asked how's the ordinance written, because he doesn't think this isn't an irrigation line. The Council further discussed lot sizes, vinyl fencing, gates, easements, maintenance, livestock, safety and property improvements. Parker McGarvey stated they have already gone through this process and had it approved and have already provided the Wetland studies, the letters from the Army Corp, everything should be on file and would like for the extension to be approved. Councilmember Jenkins moved to approve give Homestead Acres an Extension for Final Approval as presented.
Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Resolution – Interlocal Agreement for Technical Forensic Services
Councilmember Wilson moved to approve Resolution 2025-03 to sign the Interlocal Agreement for Technical Forensic Services as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Cancel July 3, 2025 Council Meeting
Councilmember Jenkins moved to cancel the July 3, 2025 and to welcome Collin Raye to our City.
Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Motion: Approval of Business Licenses

New Home Occupation

Clean Cans Utah LLC	4139 W 1975 N	Braden Kohli	Home Office – Mobile Power Washing
Build Block of Utah	4443 W 1725 N	Angela Hopper	Home Office – Internet Sales
TM Music Studio	2983 W 1900 N	Tricia Marotz	Private Violin Lessons

Solicitor

Clean Cans Utah LLC	4139 W 1975 N	Brandon Kohli	Mobile Power Washing
---------------------	---------------	---------------	----------------------

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

Motion: Approval of Warrant Register

See warrant register dated 5/15/2025 to 5/31/2025 and 06/01/2025 to 06/17/2025. Councilmember Beal moved to approve and pay the bills as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.

Report from City Council

Councilmember Wilson stated she has been speaking with Stacey Dixon about the venues for the play and dates. Councilmember Beal stated Stacey now has a venue location and sent out a letter asking for donations from cities. Councilmember Beal stated Western Weber CTC had a meeting focusing on training recruitment and engagement with Cities also trying to get Law Enforcement involved. Also contacting Mayors who have Youth Councils. The Autism Council of Utah is donating sensory bags to our Fire Department on June 25th. They have donated bags to

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JUNE 19, 2025

police departments and other organizations that could use them to help patients calm down in stressful times. Ryan Evans who works in Life Skills and is putting together a special needs pool party at North Shore on July 26th and sent out an invite and the schools sent out to anyone who has a special needs child.

Mayor Beesley said to tell your friends, tell your family, tell everybody that we have Collin Raye here on July 3rd for the 4th of July celebration. He would love to see this park just completely packed. He is excited to have him here, maybe not as excited as Diane is, but pretty dang excited. It'll be an awesome concert, and he hopes the Lions Club can keep up as they might need other help as well. Come support the City and 4th of July.

At 8:12 p.m. Councilmember Wilson moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.

Mayor

City Recorder

Date approved _____

PLAIN CITY COUNCIL
MINUTES OF WORK MEETING
MAY 23, 2025

The City Council and Planning Commission of Plain City convened in a work meeting at City Hall on Friday, May 23, 2025 at **4:30 p.m.**

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Jed Jenkins, Luigi Panunzio, Rachael Beal and Jan Wilson
Also Present: Diane Hirschi, Colette Doxey
Call to Order: Mayor Beesley

The purpose of the work meeting is to discuss the 4th of July logo/theme. The theme included the term “redneck”. Councilmember Beal **stated the definition of “Redneck” is a derogatory term urban residents use to describe people living in rural locations. It insinuates uneducated, poor, white trash individuals. While some people jokingly use the label for themselves, others use it as a slur, and others find it offensive.** As this event is sponsored by the City, we need to keep that in mind when choosing the words to describe our City and our residents. **feels that “redneck” is by definition offensive and doesn’t feel that it is a good idea for a city-sponsored event. She does understand that the intent is light-hearted. She does not believe that the theme was chosen with a malicious intent. She does not believe it is lighthearted.** Colette reported that there has been a lot of time put into this and it was just meant to be fun. She noted that we are up against a deadline as things need to get to the printer. **She reported that she has had residents on both sides of the issue make comments to her.** Councilmember Favero noted that at first it used the word ‘Merica’ and it was agreed that it should read ‘America’. That was fixed. He noted that “redneck” raised a lot of questions and he feels that as a Council we need to be careful of these things. He doesn’t love the theme but feels that it is meant to be light hearted. Councilmember Wilson has been back and forth with the theme. Councilmember Panunzio has not had one bad comment and feels that it will be fun. **Councilmember Beal stated that multiple individuals brought up their concerns about the theme to her.** It was noted that we are not calling anyone a redneck, but are just having fun games. The Mayor noted that we all use words in everyday life that could offend, but that it not what was intended. It was noted that this whole issue has turned silly for both sides. Councilmember Jenkins feels that the second post on Facebook should never have happened. Now we are in a lose/lose situation no matter what we do at this point. Councilmember Beal doesn’t feel it is appropriate as a city funded and sponsored event and she will not participate in any way. Mayor Beesley reported that as a council, we can make policy. If you want the committee to get approval from the council, it needs to be written in a policy. The other option is that we don’t fund the celebration. He doesn’t feel that we should change the theme at this point. He noted the ‘Merica’ was changed to ‘America’ and he feels that was what was important. Councilmember Wilson doesn’t feel that this theme was done to be malicious but to be fun. Councilmember Beal wants to talk about a policy at our next meeting. The theme stands.

At **5:00 p.m.** the meeting adjourned.

Mayor

City Recorder

Date approved _____



NUHOPE Presentation at City Council meeting on July 17th

From Doug and Julie Myler <dandjmyler@msn.com>

Date Tue 6/10/2025 9:07 PM

To Diane Hirschi <diane@plaincityutah.org>

Thank you for your help in facilitating me presenting for our coalition, NUHOPE, at the July 17th city council meeting. I just finished doing the same thing at the North Ogden City council meeting tonight, but was asked to do it during the public comment period. It went well in the five minutes allotted me, and I think I can do the same thing in Plain City with just a little more information if I am given about 8 to 10 minutes. We are a coalition taskforce in Weber, Morgan, and north Davis counties for public awareness and prevention of suicide. We offer services to help communities and their constituents deal with this complex issue. Represented on our taskforce that is based at Weber State University in conjunction with IHC, are several organizations which are: Weber Human Services, Weber-Morgan Health Dept, Hope Squads (from our schools), Ogden Pride, and Veterans services, to name a few. We employ counselors to present in the schools, workplace, and faith groups. Our annual walk for awareness and remembrance of our lost ones is in September with about 3000 participants. We also table events like the downtown Ogden car show, the Ogden Farmers Market, Kids Safe event at Newgate Mall, Illuminations (Syracuse) and much more. We offer our services to help your good community. Mainly we educate about the risks and signs of suicide and about the resources to help individuals and families. We need volunteers to man this coalition, for the events don't run themselves. We certainly would love the perspective of a couple Plain City residents to help us. We meet monthly on the first Tuesday except July and December. Any help you could give, like publishing this in your city newsletter or on your social media platform would be appreciated.

Thanks again. I look forward to seeing you **on July 17th**.

Doug Myler (cell phone 385-320-7749)



July City Council Meeting

From Doug and Julie Myler <dandjmyler@msn.com>

Date Mon 6/9/2025 7:07 PM

To Diane Hirschi <diane@plaincityutah.org>

Diane,

Thanks for your help in getting scheduled for the July City Council meeting. My name is Doug Myler and I represent NUHOPE, a suicide awareness and prevention coalition based at Weber State University. Intermountain Health Care is our sponsor. We have licensed counselors and social workers from Weber Human Services, Veterans services, Ogden Pride, Weber Morgan Health Dept, Hope squad directors, and more. Our purpose is to make Weber and Morgan county (and northern Davis county) residents aware of resources for help with patients at risk for suicide, who are depressed, who have lost a loved ones, etc. We table events all over the three counties, including Ogden Farmers Market, Newgate Mall Kids Safe day, the downtown Ogden car show, ribbon tying events at different cities to remember those lost to suicide, etc.

I would like to come and present our purpose and offer our services to your city and ask for volunteers to help us. These events don't just happen on their own. So it's nice to have representation from the various cities in our area and new volunteers to help. And we are in need of more volunteers.

My contact information: cell phone number 385-320-7749, and e-mail address - dandjmyler@msn.com

Thanks for your help in this matter.

Sincerely,
Doug Myler



FW: Emails for City Council

From: Tammy Folkman <tammyf@plaincityutah.gov>
Date: Mon 6/30/2025 8:22 AM
To: Diane Hirschi <dianeh@plaincityutah.gov>

This is the Jackson Property, they came to a work meeting and did a presentation of who they are. It sounds like they maybe wanted to do the same with city council.

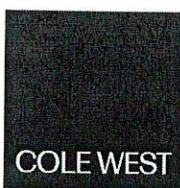
From: Roger Paulsen <roger.paulsen@colewest.com>
Sent: Friday, June 27, 2025 1:34 PM
To: Tammy Folkman <tammyf@plaincityutah.gov>
Cc: Logan Fawcett <logan.fawcett@colewest.com>
Subject: RE: Emails for City Council

Hello Tammy,

Logan has asked that I schedule a work session with the City Council. We're looking to get this scheduled for some time in the next 3 weeks. Is there a general time that would work best?

For us, we are generally available most times on Tuesdays and Thursdays.

Thank you for your help!



Roger Paulsen
Sr. Finance Analyst-Land Development
801.510.5748
colewest.com

From: Tammy Folkman <tammyf@plaincityutah.org>
Sent: Monday, June 16, 2025 9:14 AM
To: Roger Paulsen <roger.paulsen@colewest.com>
Subject: Emails for City Council

Here are the emails for city council.

Mayor Jon Beesely	jonb@plaincityutah.org
Jed Jenkins	jedi.jenkins@gmail.com
Jan Wilson	janwilson23@hotmail.com
Luigi Panunzio	panunzioluigi@yahoo.com
Adam Favero	afav82423@gmail.com
Racheal Beal	beal.plaincity@yahoo.com

**FW: Park Property @ Winegar's**

From: Tammy Folkman <tammyf@plaincityutah.gov>

Date: Mon 6/23/2025 9:38 AM

To: Diane Hirschi <dianehe@plaincityutah.gov>

From: David Pitcher <clearcreekdevelopment@yahoo.com>

Sent: Monday, June 23, 2025 9:38 AM

To: Tammy Folkman <tammyf@plaincityutah.gov>

Subject: RE: Park Property @ Winegar's

I guess get me on the agenda. But the city doesn't have much choice.

Yahoo Mail: Search, Organize, Conquer

On Mon, Jun 23, 2025 at 8:37 AM, Tammy Folkman

<tammyf@plaincityutah.gov> wrote:

I believe you would need to go to city council for a discussion. The next city council meeting is July 17. If you want to get on the agenda let me know. Thanks

From: David Pitcher <clearcreekdevelopment@yahoo.com>

Sent: Friday, June 20, 2025 12:39 PM

To: Tammy Folkman <tammyf@plaincityutah.gov>; dianehe@plaincity.org; Jon Beesley <jonb@plaincityutah.gov>

Cc: Kent Hoggan <kenthoggan@yahoo.com>

Subject: Park Property @ Winegar's

Plain City,

I am unclear on who to contact regarding this matter.

We need to start the process of Plain City purchasing the acreage on parcels 190270024 and 190270026 that the city has designated as public park.

Who do we coordinate this with?

We will first need the city to provide a definitive southern boundary so we can get a survey and legal description to determine the exact acreage. I assume the city will then need to get an appraisal.

David Pitcher

661-865-2945

SECTION 29, T.7N., R.2W., S.L.B. & M.

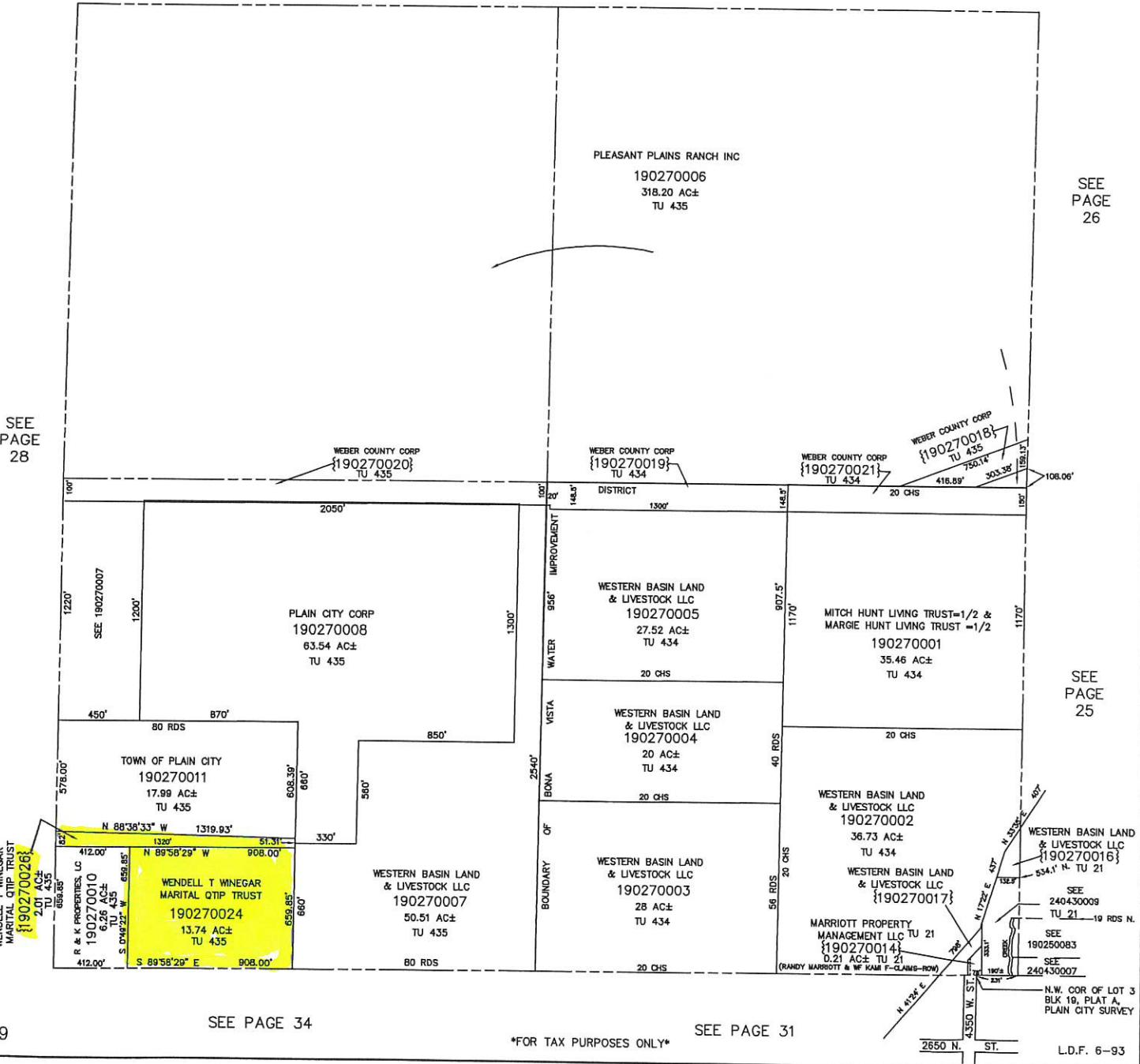
27

TAXING UNIT: 21, 434, 435

IN PLAIN CITY & WEBER COUNTY

SCALE 1" = 400'

SEE PAGE 8



DEVRIES REZONE
Approximately 3045 W 1975 N
Parcel No(s): 19-037-0113

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN RE-20 ZONE TO AN RE-15 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 3045 W 1975 N

Upon consideration of the petition to rezone the hereinafter described real property and the recommendations of the Plain City Planning Commission, and after public hearing on said petition,

THE CITY COUNCIL OF THE CITY OF PLAIN CITY HEREBY ORDAINS:

1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as RE-15:

19-037-0113

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH AND AN EXISTING FENCE LINE BEING LOCATED SOUTH 89°36'40" EAST 375.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 AND NORTH 00°00'00" EAST 102.72 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 62°35'21" WEST 213.65 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE NORTH 01°25'25" EAST 294.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°54'25" EAST 198.27 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°34'28" WEST 204.34 FEET; (2) SOUTH 03°11'02" WEST 185.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1.547 ACRES.

2. This ordinance shall become effective immediately upon its passage and adoption.

Passed and ordered posted this ____ day of _____, 2025.

Mayor Jon Beesley

ATTEST:

City Recorder

NOTICE OF DECISION

Plain City, Weber County, Utah

On June 26, 20 25, the Plain City Planning Commission recommends
[] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled
of an application for Re-zone from RE-20 to RE-15 property at approx. 3045 W between 1975 N,

received from (Applicant): Devries Family Trust- Jed DeVries

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

Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.

City Official

*Condition(s)/Notes:

Commissioner Neil motioned to recommend to City Council approval for the Rezone of property at approx. 3045 W 1975 N from RE-20 to RE-15. Commissioner Ableman seconded the motion. Vote: Commissioners, Faulkner, Neil, Ableman and Chairman Maw voted aye.

Zoning Amendment Application

Location of Property 3045 W. 1975 N.

Land Serial Number(s) 190370113

Request from Zone RE-20 to Zone RE-15

*Property Owner DeVries Family Trust - Jed DeVries

Mailing Address 2433 W. 1425 S. Syracuse UT. Zip 84075

Developer/Agent _____

Phone _____ Fax _____

Mailing Address _____ Zip _____

E-Mail Address _____

LEGAL DESCRIPTION: Please Attach 71772 Sq. Ft. 1.647 Acre
TOTAL AREA - Acres or Square Feet:

Please attach a letter addressing the following:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - adopted goals and policies as expressed in Plain City's General Plan
 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?
4. Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)
 - Current property owner(s) must sign application (see attached affidavit)

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Ed DeVries, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff have indicated they are available to assist me in making this application.

Ed DeVries County Trust
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 21 day of May, 2025.

Yadira Moreno Salazar
(Notary)
Residing in Weber County, Utah

My commission expires: 4/10/2027

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in Weber County, Utah

My commission expires: _____

Jeff DeVries
05.27.2025

1. Current is R20, we would like it to be R15 and the Plain City general plan is for R15 in the current area of the property.
2. We would like to change this to R15 and 4 lots because my sister & Brother will both live in the 2 houses that are on 1975 N. There is currently 2 houses but they sit on 1 recorded lot. The reason we need to make this change is because my brother already lives in the house to the west of the main house and my sister will own the main house. This is in accordance with the city's master plan also.
3. We would like to start this project and get them separated within a few months of approval. So my sister can move in to our parents family home.

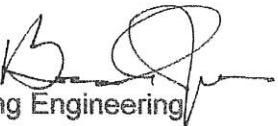
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH AND AN EXISTING FENCE LINE BEING LOCATED SOUTH 89°36'40" EAST 375.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 AND NORTH 00°00'00" EAST 102.72 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 62°35'21" WEST 213.65 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE NORTH 01°25'25" EAST 294.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°54'25" EAST 198.27 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°34'28" WEST 204.34 FEET; (2) SOUTH 03°11'02" WEST 185.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1.547 ACRES.



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: July 27, 2025

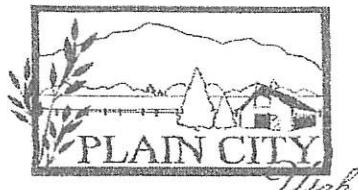
Subject: Palmer Heritage Subdivision - Conditional Final Acceptance

We have reviewed the Conditional Final Acceptance request for Palmer Heritage Subdivision. We concur with the recommendations submitted by Dan Schuler of Plain City Public Works. There are several areas that appear to be settling slightly and will be monitored throughout the warranty period.

Once Conditional Final Acceptance is granted, all the escrow funds except the 10% Contingency can be released to the Developer. The date of acceptance begins the 1-year guarantee period.

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

still owes \$7866.00 for surface treatment



— 7/25/2024 6/25/2025

RE: Palmer Heritage Subdivision

Developer: Cody Rhees

Subject: Conditional Final request/start the one-year warranty.

I have reviewed the Conditional Final request and conducted a Field inspection for Palmer Heritage Subdivision, on 6/25/2025 and verified the completion of all City improvements:

Punch list is satisfied as of 6/25/2025 with the inlet box out on 2600 North. The road appears to have a few areas that are showing small signs of settling: 2600 North 3975 West and around a few of the manholes, will monitor them through the warranty period, no change to settling at this time.

The Developer is requesting Conditional Final. I recommend conditional final to start the one-year warranty. Releasing remaining escrow monies minus the 10% contingency of \$34,649.48

Total that is remaining in escrow _____ = this amount includes the 10% contingency of: \$34,649.48 If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Daniel Schuler

Public Works Director

Plain City Corp.

385-466-1079

dans@plaincityutah.org



Stillcreek HOA- Donate land to the city

From Melinda Jensen <melindakennyjensen@gmail.com>

Date Tue 4/29/2025 6:17 PM

To Diane Hirschi <diane@plaincityutah.org>

1 attachment (2 MB)

SCV 4-2025 Support docs, Mayor.pdf;

Diane,

I was told that I needed to send this information to the Mayor instead of going to the Technical Review Committee. The Stillcreek Master HOA has property on North Plain City Rd. that it wants to donate to the city. Below is the information regarding this transfer that I was going to present to the Committee. In the attached PDF it shows all the information that is outlined with pictures, plats, etc. If you could forward all this information to him, it would be greatly appreciated.

Melinda Jensen
801-458-0654

What we would like to do:

1. Donate to Plain City the property outlined/designated in yellow on attached pictures, plats. This property is designated as open space & common area – but has never been used by any HOA member and was never maintained or groomed by the original developer, Hawkins Homes.
2. Redraw Plat to signify ownership of 'yellow property' to the city.
3. Redraw Plat to signify ownership of 'blue property' to Bryan Squires, owner of 3392 W. NPC Rd. duplex (pg. 6). Pictures of the area during construction show that the property is owned by him and the plat was done incorrectly (pg. 7). He is already using this property and has a wooden fence that goes right up to the vinyl fencing (pg. 5) that was installed by Hawkins homes surrounding those homes (outlined in green).

History of proposed project:

1. My understanding is that a previous HOA board of the Stillcreek Subdivision approached Dan Schuler sometime between 2020 & 2021 about donating said property to the city. It was agreed that the city was interested and the then board asked the city to clean up the property, install rock and a few other items including the privacy fences along the sidewalk bordering North Plain City Rd. After the city did this in good faith, the then HOA board reneged on the agreement and refused to turn the property over to the city. Naturally, this left a bad taste in the mouth of anyone having to deal with our HOA.

In April 2024 a new HOA board was elected, after finding out that there wasn't a board currently acting and had let things go. I am currently the President of the HOA and reached out to Dan Schuler last spring about getting this property donated to Plain City as originally promised. Understandably, he wanted things in writing and guaranteed to make sure there wasn't a repeat of last time. We talked with our lawyer and instead of just doing a quit claim deed, we want to have it surveyed, adjust the plat to the new ownership and record it with the county. That way it will be completed, and everything will be above board and there won't be any issues when a new HOA board is eventually elected.

- 1.a. When I talked with Dan last October to let him know that we were still working on it, I asked if we needed to talk to the planning commission to get approval before we could do anything, and he said yes. He also mentioned that the city will want the area cleaned up before taking ownership of it. Looking at a google maps picture from November 2021, just the front area where the gravel was installed was cleaned up and the rest left as is.
2. Looking at different plats - both pdf & tif files and geo-gizmo, there are vastly different measurements for the property located at 3392 W. NPC Rd. However, all of them show a swath along the back of the property, appx. 10' x 160', that is owned by the Stillcreek Village Master HOA. This property appears to connect both common areas, however, looking at older pictures thru pictometry, on geo-gizmo, that swath was never meant to exist (pg. 7). The fence was installed to separate the

duplex from the HOA and the homeowner eventually built a wooden fence in their backyard to separate the 2 backyard areas of their duplex, and it goes right up to the HOA fence (pgs. 5 & 7).

What we hope to accomplish:

- 1.** Complete the original agreement with the city by donating said property.
- 2.** Correctly designate areas shown in yellow and blue to new owners, thereby adjusting the acreage actually owned and used by the HOA and decrease our taxable area.

Questions to have answered:

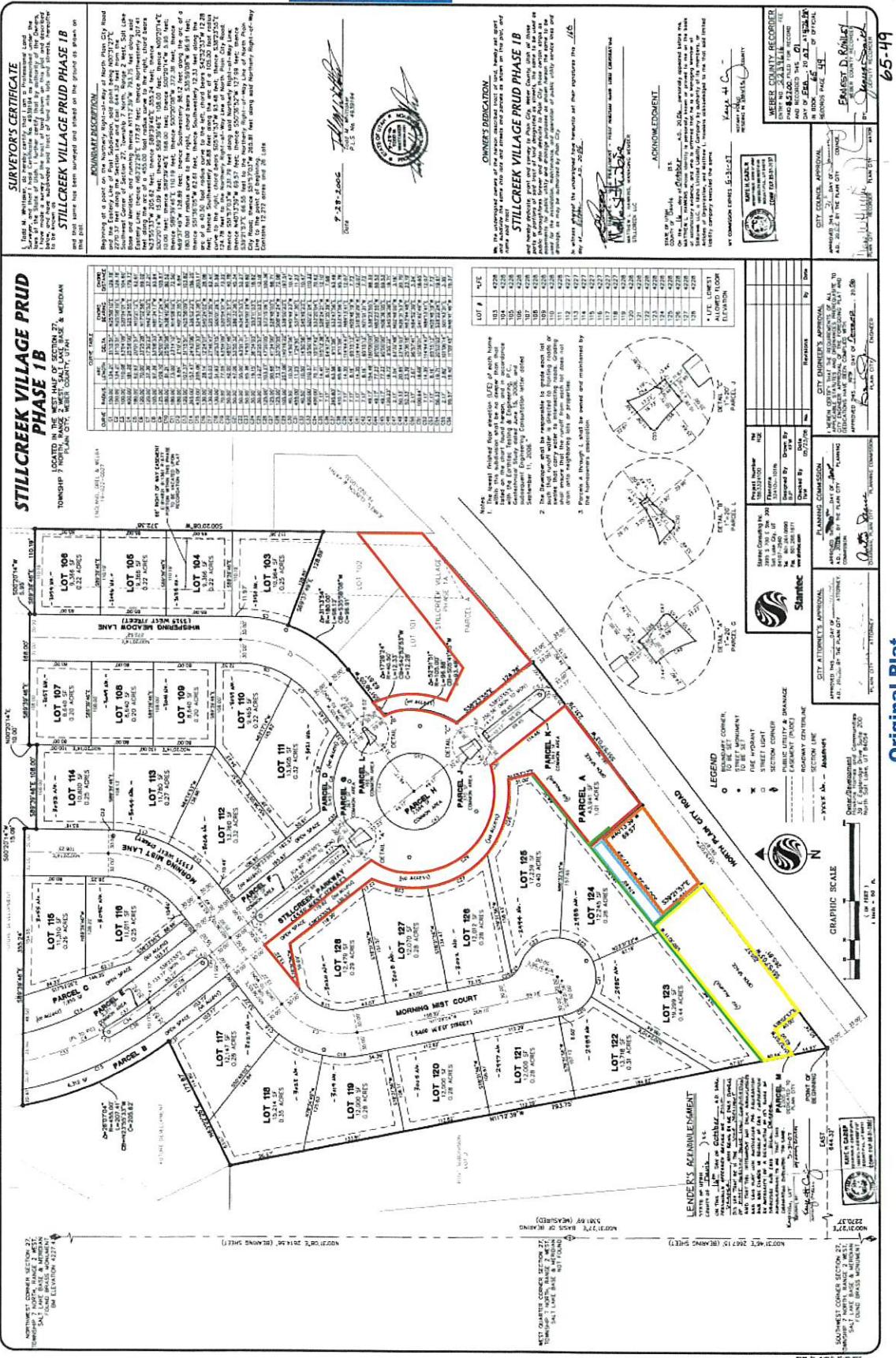
- 1.** Direction of the next steps needed to complete this project.
- 2.** Stillcreek Village HOA is willing to pay the fees to have the survey done and recorded with Weber County. Would Plain City be willing to waive any city fees for the property that is to be donated?
- 3.** Because of #2 above, and #1a under history, would the city be willing to clean up the property once it has been deeded?

**STILLCREEK VILLAGE PRUD
PHASE 1B**

TO WITNESS WHEREOF, I, LAM C. HARRIS, of the County of Sanpete, State of Utah, have this 1st day of April, 1881, certified that the above and foregoing is a true copy made at a survey of the tract of land shown on this plan and description, and of the boundaries and tract of land described in the above and foregoing survey, and that the same is in the possession of the above named person.

Yellow - Deed to city
Red - Parcel A, new
boundary
Green - HOA fence
Blue - Deed to duplex
homeowner
Orange - Duplex
property

65-49

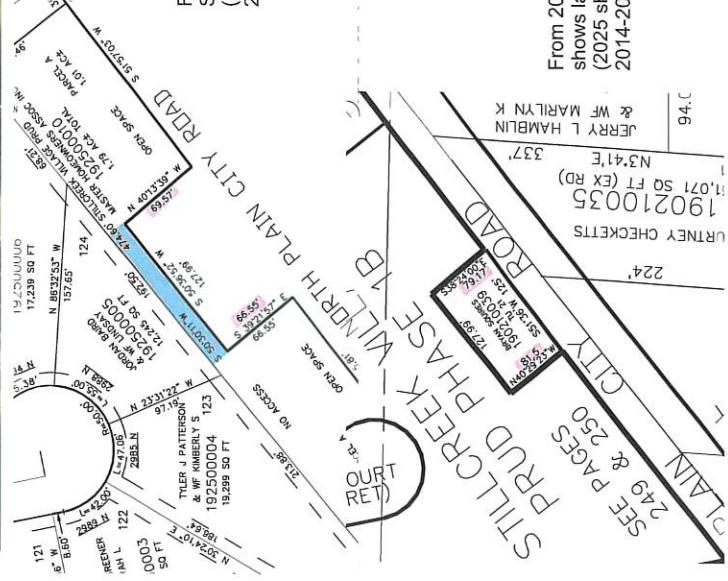


Original Plat

Blue: Deed to homeowner, since original build of fence and surrounding areas show that area should never have existed and they're already using it.

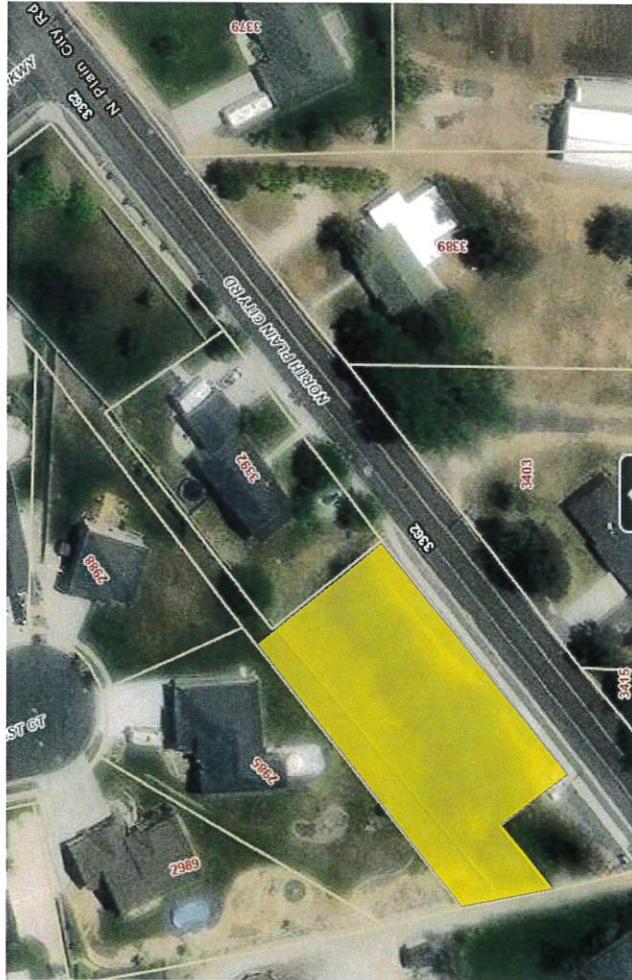


From 2024: 19-250-0005
Shows smaller lot dimensions
(2025 shows same, as does
2014-2017)



From 2024: plat 19-021-0039
shows larger lot dimensions
(2025 shows same, as does
2014-2017)

2

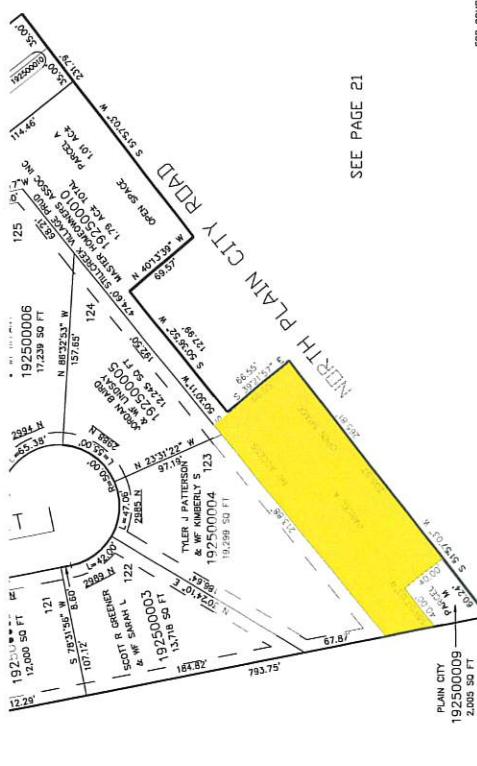


Yellow: Deed to Plain City

卷之二

SEE PAGE 21

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 65, PAGE 49 OF RECORDS.



10" UTILITY & DRAINAGE EASEMENTS EACH



Pictures taken Mar. 24, 2025
Property we want to Deed to the City

Pictures taken Mar. 24, 2025



3/24/25

Property we want to Deed to the City

When these pictures were taken on March 24th, there was standing water in the lower areas at the rear of the property.

The parkstrip and level area next to the sidewalk have gravel already in place.



4/23/25



3/24/25



4



4/23/25

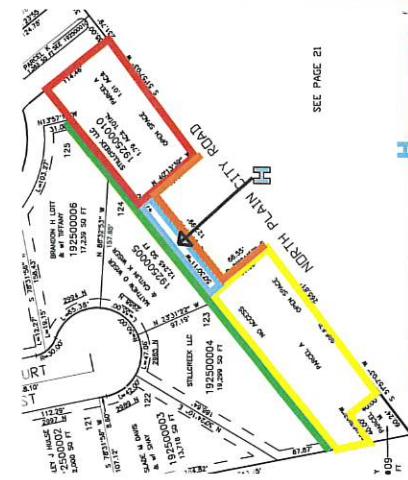


Fence installed by
Hawkins Homes

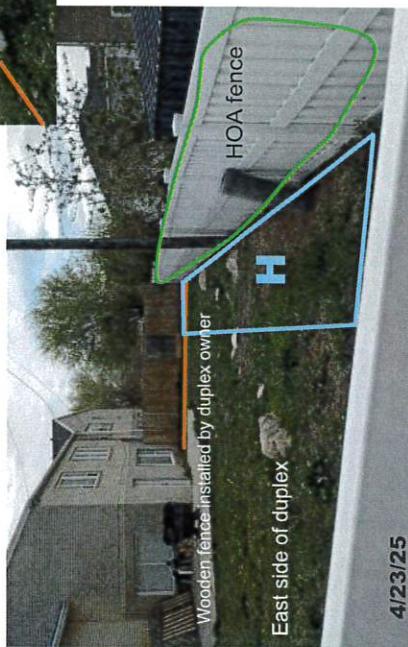
4/23/25

We know that the fence was installed by Hawkins because they did a shorter 5 ft. fence as well as the offset style.

According to the plats the HOA owns the back 10 feet of the duplex's yard. However, pictures of the area during construction show that the property is owned by duplex, the plat was done incorrectly. Since the owners have always used this as part of their yard, we want to make sure the plat signifies that area as being owned by Mr. Squires.



SEE PAGE 21

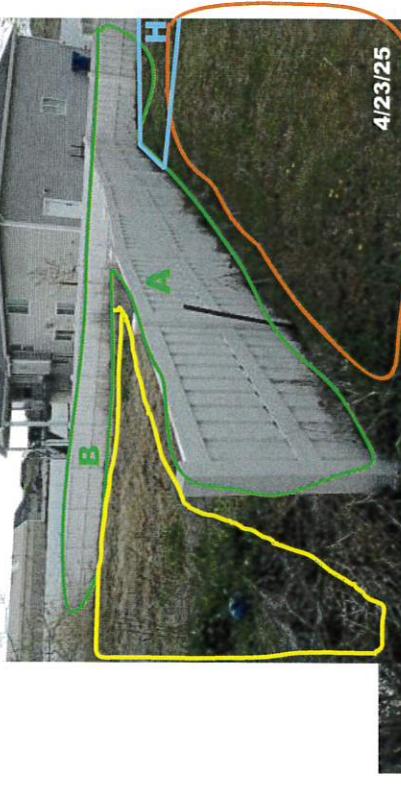


4/23/25



West side of duplex

4/23/25



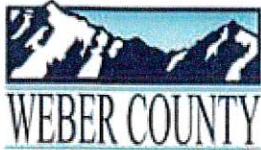
4/23/25



West side of duplex

4/23/25

Duplex Owner



Ownership Info for 190210039 as of Apr-24-2025 11:17:11am

PropertyOwner as of Apr-24-2025 11:17:11am

Property Address

SQUIRES, BRYAN

3392 W NORTH PLAIN CITY RD

PLAIN CITY

84404

Parcel Number: 190210039

Mailing Address

Tax Area: 21

SQUIRES, BRYAN

3392 W NORTH PLAIN CITY RD

PLAIN CITY UT

844049635

No Dedication Plats found

Current References

Entry#	Book	Page	Recorded Date
3024592			December 24, 2019

Kind of Instrument WARRANTY DEED

Prior Parcels

190210027 (Discontinued)

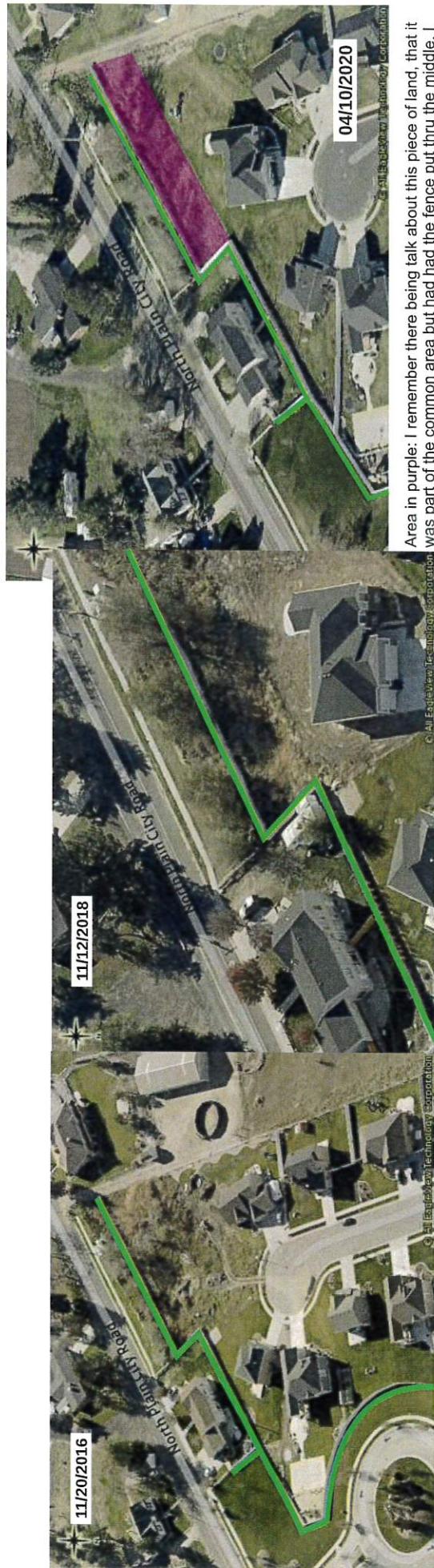
Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING ON A FENCE CORNER WHICH IS SOUTH 78D12'12" EAST
816.27 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 27;
RUNNING THENCE NORTH 52D37'15" EAST 127.99 FEET ALONG AN
EXISTING FENCE; THENCE SOUTH 38D24' EAST 79.17 FEET TO THE
NORTH LINE OF A 66 FOOT RIGHT-OF-WAY FOR NORTH PLAIN CITY
ROAD AS NOW OCCUPIED; THENCE SOUTH 51D36' WEST 125.00 FEET
ALONG SAID NORTH LINE TO AN EXISTING FENCE; THENCE NORTH
40D29'23" WEST 81.50 FEET ALONG SAID FENCE TO THE POINT OF
BEGINNING.

Pictures from Geo-Gizmo>Pictometry

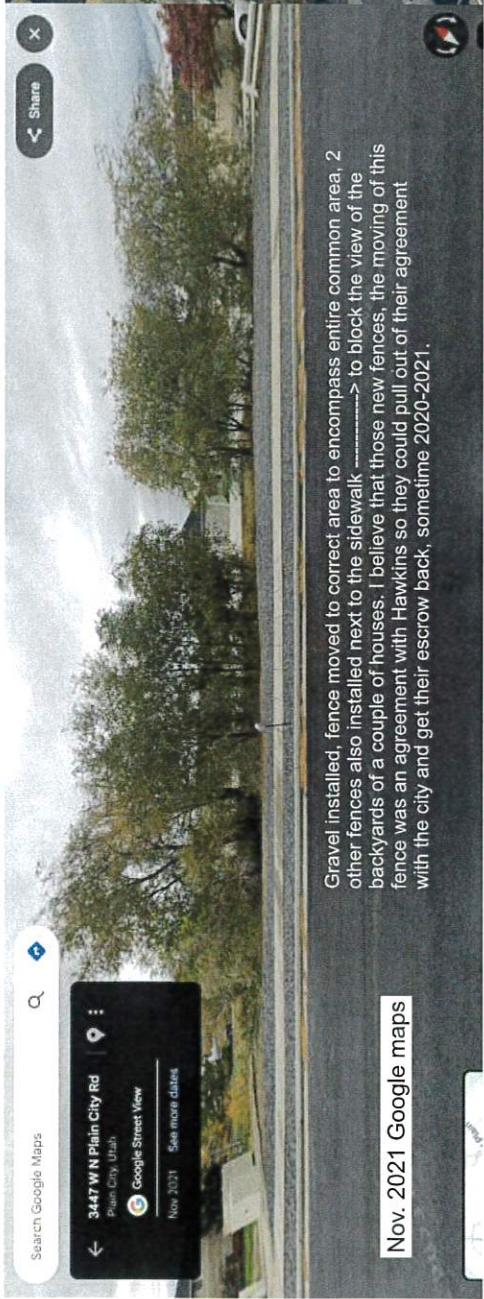


Green = Fence installed by Hawkins





Green - Original fence line when installed by Hawkins Homes.
 Purple - Fenceline adjusted to correct area, sometime 2020-2021



Pictures from Geo-Gizmo>Pictometry



Yellow - most current aerial view of property to be donated to the city.



Pink - original fence coming up side of duplex yard; Purple - new fence along NPC Rd & fence moved to correct placement for west common area, sometime 2020-2021. Green - original fence installed

Recreation, Park Reservations, and Facilities Fees

Recreation, Park Reservations, and Facilities Fees			
Recreation	Resident Discount Fee	Non-Resident Fee	Includes
Tee ball	\$40	\$45	T-shirt, 8 games
Basketball	\$55	\$65	Jr. Jazz Jersey, 8 games
Baseball	\$55	\$65	Knothole Jersey, hat, 8 games
Tackle Football	\$120	\$150	8 games, Equipment rental, trophy, banquet, Reversible jersey will have an additional cost (\$75)
Flag Football	\$55	\$65	Jersey, 8 games
Track Club	\$50	\$60	2 track meets, jersey, weekly practice, awards, party
Volleyball	\$50	\$55	
Park & Facilities Reservations			
Grass Fields:		\$10.00 Per Hour Per Field	
Car Show:		\$75 Resident/ \$150 Non-Resident	*Car shows can only be considered after April 15th, there will only be allowed 2 car show reservations at any given park per year.
Baseball/Softball Fields:		\$10.00 per Hour per field -----	*Lights - \$75.00 per hour (not to be on past 10:00pm)
Arena:		Plain City Riding Groups - \$100 for season	Special Events
Season (April 15 th - Oct. 15th)		\$5 per hour	\$25 an hour
Bowery:		\$30 Half Day (less than 5 hrs)	Additional \$20 for kitchen, if available
		\$30 Full Day (more than 5 hrs)	
Senior Center:		\$100 West room w/Kitchen	\$150 Cleaning deposit
		\$75 East room	
Above is an outline of our facilities fees, these are set to be applicable to those wanting to "Reserve" any facility or field space, reserving is defined as: the spot is set for you and you only during a pre-authorized time. The reservation cost does not include: painting, chalkling, watering, set up, etc. If you would like to have these services an additional cost will have to be negotiated. Reservations will be under discretion by the Parks and Recreation Director, fees can be subject to change, alternative payments may be considered such as: community service, trades, etc. All reservers are obligated to sign a release and an agreement of destruction that states that if any individual using the park causes a unreasonable amount of damage on the surface they have reserved, they will be held accountable for the damages, which will be assessed by the Director. Any grass fields can be deemed as unplayable at any time due to an overabundance of moisture, which would cause significant damage to the grass. The fees are for all residents, non-residents, and commercial groups.			



Agenda Item Request: Field Use for Softball

From Rachael Beal <beal.plaincity@yahoo.com>

Date Tue 7/8/2025 4:18 PM

To Diane Hirschi <dianeh@plaincityutah.gov>; Jon Beesley <jonb@plaincityutah.gov>; Jan Wilson <janwilson23@hotmail.com>; Adam Favero <afav82423@gmail.com>; Jed Jenkins <jedi.jenkins@gmail.com>; Luigi Panunzio <panunzioluigi@yahoo.com>

All of us (Except Adam - Travis could only send to 5 people, and he sent to the Mayor and 4 Councilmembers before he got to you, I told him I'd forward it to you) got the below email from Travis Nelson about the fees for using the fields for softball. Collette told him he needed Council permission to waive fees. I asked if he'd like to be on the agenda to make his case on the 17th and he said yes.

Since he's been talking to Collette, I'd like her there too if possible. I'm sure a few people would like to thank her for her efforts for the 4th of July anyway, so it would be nice for her to hear that in person.

Thanks,

Rachael Beal
Councilmember
Plain City, UT
801-400-9070

----- Forwarded Message -----

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

To: "rbeal" <beal.plaincity@yahoo.com>

Sent: Sun, Jul 6, 2025 at 12:04 PM

Subject: [Plain City UT] Field Use (Sent by Travis Nelson, Travis.nelsonr@gmail.com)

Hello rbeal,

Travis Nelson (Travis.nelsonr@gmail.com) has sent you a message via your contact form (<https://www.plaincityutah.gov/user/411/contact>) at Plain City UT.

If you don't want to receive such e-mails, you can change your settings at <https://www.plaincityutah.gov/user/411/edit>.

Message:

Council member,

I am Travis Nelson, founder and head coach of the Plain City Thunder Sisters Softball Team.

BLUF: Requesting the city waive field rental fee's and schedule two fields (Pioneer Park & Lee Olsen) on Tuesdays and Thursdays 5-7pm.

We have both a 12u and now a 10u teams. Until recently, we have never practiced in PC, we did due to conflicts in Farr West. We have always practiced in Farr West, free of charge. We want to come home, to PC. Our teams are funded by its families. We receive sponsorships, but those are in forms of services and equipment, not monetary. We are self insured.

Argument: Why waive fee's for only you? We are the only competitive softball team in PC. There are others in the surrounding area, but none that are specifically tied to "Plain City". Teams come and go, we have proven our why and the great example of that is our expansion with an additional team. We started this to simply provide girls with an opportunity to improve their skill sets and development. Give them the necessary coaching to allow them to compete at the Jr. High and High school level, to include collegiately.

We have built something very special and sustained, we are asking PC to accept us, embrace us, and support us. Our girls wear 'Plain City' on their uniforms, and with pride. Its time that they feel that they have a home on the dirt here, and within the community.

Collette has been great to work with, and we appreciate her. But knowing this is out of her hands as she explained that City Council controls the fee's, is why we are coming to you.

We will 100% take responsibility in care of the fields, to include raking. Our expectations are not for the city to upkeep on our behalf. If we need baselines or game day services, we will pay accordingly for those services. We have big plans ahead, and want to be in lockstep with the City.

Thank you for your time. I can be reached at the following:

Travis.nelsonr@gmail.com

801-814-2924



General Communications, Inc.
12393 S Gateway Park Place, Suite 400
Draper, UT 84020

QUOTE

8235

BILL TO

JOB LOCATION

Company: Plain City
Address: 4160 W 2200 N
Plain City, UT 84404

Company: Plain City
Address: 4160 W 2200 N
Plain City, UT 84404

Date: 2025-06-10
Sales Rep: Randy Hicken
Phone: (801) 616 0083
Email: rhicken@gencomminc.com

Contact:
Phone:

TITLE

Boundary Microphones

SCOPE OF WORK

Cost of labor, programming and materials to add 4 boundary microphones and an 8 port charger to the system

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
MXW6/C=-Z10	Shure	BOUNDARY TRANSCEIVER, CARDIOID	4.00	\$647.19	\$2,588.76
MXWNCS8	Shure	8-CH NETWORKED CHARGING STATION	1.00	\$1,815.69	\$1,815.69
MXWAPT4=-Z10	Shure	4-CH ACCESS POINT TRANSCEIVER	1.00	\$2,693.25	\$2,693.25
WP-254246AF100	West Penn Wire	100Cat6 F/UTP Assemb CMP	1.00	\$177.10	\$177.10
PROGRAMMING		Programming	2.00	\$150.00	\$300.00
SERVICE		Service	4.00	\$150.00	\$600.00
				Subtotal:	\$8,174.80
				Tax:	\$0.00
				Total:	\$8,174.80

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER: _____
(Print Name)

SIGNATURE: _____

DATE: _____