

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
SEPTEMBER 18, 2025

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, September 18, 2025 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Rachael Beal (left approximately 6:45 pm) and Jan Wilson
Staff: Diane Hirschi, Stacy Adams, Dan Schuler, Brandan Quinney
Present: Rob Ortega, Nichol Blanch, Jordyn Heath, Megan Machin, Claramae Grieve, Ryan & Julie Evans, Jerry & Teddy Anderson, Phil Meyer, Jim & Carol Jean Beesley
Via on Zoom: Mike Phillips, cjand

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

Approval of Minutes from August 21 and August 25, 2025

Councilmember Jenkins moved to approve the minutes from August 21, 2025 and August 25, 2025, as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Comments: Public

There were none.

Report from Planning Commission

Rob Ortega stated the Planning Commission held two public hearings. A rezone of property at 3056 N 3900 W from A-1 to RE-30 for Jerry and Teddy Anderson and to amend Chapter 6 Commercial Zones 10-6-1 Uses. Discussed the three sections of the commercial zones for amending to add shooting range that will be coming to the City Council to review. Also, the final approval on the Jed DeVries Subdivision.

Presentation: Western Weber CTC Award – Ryan & Julie Evans

Nichol Blanch from Western Weber CTC stated a big part of their grants right now is to increase protective factors of community and family bonding by recognizing people and youth that do a great job in our community. We are very privileged to be able to go into both Fremont and West Field High Schools, Mountain View and Rocky Mountain Junior Highs and present students each month in that school with a Grit Award. Plain City has been amazing recognizing your community in their efforts to do good for the community and so we are here tonight to present a Community Champion Award to Ryan and Julie Evans. Councilmember Beal read a letter. *'In the beginning of the summer, Ryan, a life skills teacher at Fremont High School, and Julie, a life skills teacher at Wahlquist Junior High, reached out to the community with a wonderful idea of having a pool party for the special needs youth, their caregivers, and their families that they and their co-workers serve. Through the generous support of the community, they were able to host a pool party in late July that was attended by over 300 individuals. Not only were these sweet children able to enjoy an activity in a safe, fun, and welcoming environment. The caregivers were also able to enjoy an event surrounded by others who understood their struggles, accepted their children as they are, and gave support during medical events. Everyone enjoyed good food, swimming, and gifts. Fun, joy, and smiles were had by all. A lot of time and effort went into putting this event together, and through the efforts of Julie, Ryan, the community, and volunteers, it was a great success. This was the first year the special needs pool party was organized, but Ryan, Julie, and the community are hopeful that it will become an annual event. It is because of these extraordinary efforts that Ryan and Julie Evans have been nominated to receive the Western Weber Communities That Care CTC Community Champion Award.'*

Ryan Evans stated they started out thinking we could raise a few hundred dollars. They thought they would just get a few people there and then put it out to the community and the money that we have raised is amazing. We want to keep it going. We were so touched by people's generosity and we're happy to be involved with these young people.

Mayor Beesley stated wanted to thank Councilmember Beal for taking on and participating with the CTC. Also, thanks to the council, Western Weber CTC and all that participate and keep it going.

Discussion/Motion: Final Acceptance – Fremont Meadows Phase 1

Dan stated the punch list for Phase 2 was completed which completed items for phase 1 also. **Councilmember Wilson moved to approve give final acceptance to Fremont Meadows Phase 1. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

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Discussion/Motion: Ordinance – Rezone – Jerry & Teddy Anderson at 3056 N 3900 W – A-1 to RE-30
Councilmember Jenkins moved to approve Ordinance #2025-11 rezoning Jerry & Teddy Anderson property at 3056 N 3900 W from and A-1 zone to and RE-30 zone. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.

Discussion/Motion: Amend Subdivision Ordinance Regarding the definition of Cul-de-sac
Councilmember Wilson moved to approve Ordinance #2025-12 amending the Subdivision Ordinance regarding the definition of Cul-de-sac. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.

Motion: Approval of Business Licenses

New Home Occupation

Epiphany Grove LLC	2435 N 4275 W	Brandy Lee	Health & Wellness Coaching & Reiki Treatments
Pizza Stop Northern Utah, LLC	2804 W 2125 N	Kalie Brackin	Mobile Food Truck

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

Motion: Approval of Warrant Register

See warrant register dated 8/15/2025 to 8/31/2025 and 09/01/2025 to 09/15/25. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Favero stated he attended a ULCT training that they are trying to get the communities in Weber County to come together to get to know each other, learn a little bit about how local government works and how it relates to the county. Also get the vision for the County in terms of affordable housing and all those things that we talk about every week. It was a good event and I would encourage any of us to attend, he believes we were all invited and it is well worth a couple hours.

Mayor Beesley stated it is alright to disagree, to have conversations and find common ground somewhere. The violence that's happened recently didn't need to. There are ways to talk through it. You can agree to disagree and part ways and still be friends. I have many friends that don't see things the way I do, and it's okay. I have family members that don't see things the way that I do, and sometimes at Sunday dinner, it's really fun and sometimes it's not, but we always leave with a hug and a I love you. Just try to keep that in the back of your mind when you have a difference of opinion with somebody.

Diane advised the Council of a public hearing Weber County has scheduled for Tuesday, September 30th at 10:00am at Weber County regarding annexation of unincorporated island in Plain City and thinks it might be good to have Plain City represented at the meeting. Diane stated that David Pitcher had asked for another work meeting with the Council regarding new plans but thinks the Planning Commission needs to be involved. Diane stated she had received a thank you card from Randi Diamond from the flowers sent from the City on the death of her husband, Steve Diamond. Diane advised the Council that the upcoming Meet the Candidate night is scheduled for Tuesday, September 30th at 6:30 pm the Council chambers. There will be a moderator for the panel and broadcasted on Facebook & Zoom.

At 7:03 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Panunzio. The vote was unanimous.

Mayor

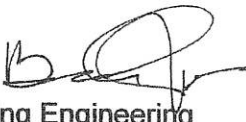
City Recorder

Date approved _____



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: September 23, 2025

Subject: Sunset Estates Subdivision, Final Acceptance

We concur with the final acceptance inspection report completed by Dan Schuler dated 9/17/2025 (attached). We recommend Sunset Estates Subdivision be granted final acceptance. Once final acceptance is granted, all remaining escrow funds may be released to the Developer.

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

9/17/2025

RE: Sunset Estates Subdivision

Contractor/Developer: Cody Rhees

Subject: Final acceptance request

I have reviewed the request for final acceptance and conducted a field inspection at Sunset Estates Subdivision at approx. 2600 North on 9/16/2025 and verified the completion of the completed improvements to city standards and completing the one-year warranty period with no issues to report.

At this time, I recommend the subdivision known as Sunset Estates started in April 2024 be granted final acceptance and ending the one-year warranty period, releasing any monies in escrow including the 10% Contingency.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Schuler', with a long horizontal flourish extending to the right.

Daniel Schuler

Public Works Director

Plain City Corp.

385-466-1079

dans@plaincityutah.gov

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 10-6-1 OF THE PLAIN CITY CODE

WHEREAS, Section 10-6-1 addresses certain uses in commercial zones; and

WHEREAS, the Plain City Council, in coordination with the Plain City Planning Commission, wishes to modify the use of archery shops and ranges within commercial zones and address the use of shooting ranges within said zones.

NOW THEREFORE, be it ordained by the City Council of Plain City, Utah:

1. Section 10-6-1.A. of the Plain City Code is hereby amended as shown in Exhibit A, which is attached below and is incorporated into this ordinance.
2. The codifier is hereby directed to ensure that this ordinance is codified in a manner that is consistent with the numbering conventions of the Plain City Code, including making any necessary changes to the numbering of sections and subsections.

This Ordinance shall be effective immediately after publication in accordance with Utah Code. 10-3-711.

PASSED, ADOPTED, AND A SYNOPSIS ORDERED PUBLISHED this _____ day of _____ + 2025.

Signed on Behalf of PLAIN CITY

By _____

Jon Beesley, Mayor

ATTEST:

Diane Hirschi
City Recorder

EXHIBIT A

Amendments¹ to Section 10-6-1.A. of the Plain City Code

with changes marked in red and strikethroughs

Antique and import shop	C	P	P
Archery shop and range, provided conducted within completely enclosed building	C N	C	C
Art and artists supply store	C	P	P

Shooting gallery	N	N	C
Shooting range	N	N	C
Sign - graphic design	N	C	C

¹ This Exhibit only shows the portions of Section 10-6-1.A. that are being amended by this Ordinance. The remainder of this Section is not affected by this Ordinance and is therefore omitted from this Exhibit.

Pro Edge Technology, LLC

Estimate

5187 S 1500 W
Suite 3
Riverdale, Utah 84405
801-776-3343

Date	Estimate #
9/22/2025	5138

Name / Address
Plain City 4160 W 2200 N Plain City, UT 84404

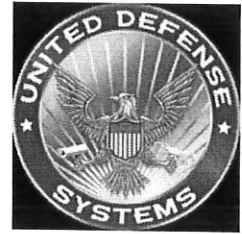
			Project
Description	Qty	Rate	Total
Pro Edge Technology is pleased to provide you with an Estimate for the following			
Plain City Offices			
AXIS S2212 Mk II Camera Station Appliance 6TB 02808-004(Recorder for cameras and door controllers)	1	3,495.08	3,495.08T
AXIS A1610 Network Door Controller 02653-001.	4	670.345	2,681.38T
AXIS A4020-E Reader 02144-001.	6	193.41667	1,160.50T
HES 9600 Electronic Strike.	6	372.60	2,235.60T
Access Control Cable.	1,200	1.20	1,440.00T
AXIS TA4712 Key Fob 50PK 03083-001.	1	608.52	608.52T
Conduit/Wiremold supplies.	1	200.00	200.00T
Misc.	1	300.00	300.00T
Labor to Install and Configure Door Controllers & Readers.	1	10,000.00	10,000.00
Install new AXIS Camera Station server.			
Connect existing cameras to server.			
Install six door of access control and connect to server.			
Setup remote access and viewing with customer.			
Train customer how to use system.			
Doors for access control.			
Two Front lobby doors. (South facing and West facing doors).			
Upstairs employee door(Chicken Door).			
Kitchen door in basement.			
Reception door. (Senior Center North).			
Senior Center East(TN room).			
Due to changing market dynamics, our quote validity period is 20 days.		Subtotal	\$22,121.08
		Sales Tax (0.0%)	\$0.00
		Total	\$22,121.08

Signature _____

INVOICE

United Defense Systems
4281 N 100 E
North Ogden, UT 84414-4416

uniteddefense2021@gmail.com
+1 (801) 920-9921



Bill to
Plain City Utah

Ship to
Plain City Utah

Invoice details

Invoice no.: 1474
Terms: Due on receipt
Invoice date: 09/24/2025
Due date: 09/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/24/2025	Services	Axis Access Control for Town Hall	1	\$32,000.00	\$32,000.00

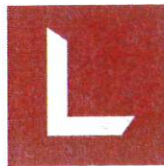
Total **\$32,000.00**

If paying by check please remit payment to:
4281 N 100 E
North Ogden, UT 84414

Overdue 09/24/2025

Note to customer

Beginning January 1, 2025, invoices more than 30 days late will be assessed a late fee of 1.75% per month on any overdue balance.



LES OLSON IT

Verkada Hardware Quote

Quote MITQ219549

Valid through May 14, 2025 @ 4:59 pm

Prepared For:

Plain City Corp
Diane Hirschi
Phone: 801-731-4908
4160 W 2200 N
Plain City, UT 84404
dianeh@plainscityutah.org

Prepared By:

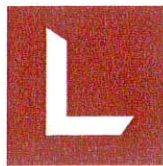
Wade Barrus
Managed IT Solutions Account Executive
Phone: 801-621-2323
Email: wbarrus@lesolson.com



For the full presentation proposal, [click here](#) to view or download the PDF version of this quote. You can sign and fax this in, or you can save time by simply electronically accepting this quote below.

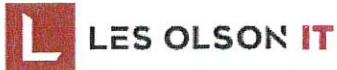
Line Item Detail

QTY	Description	Picture	Unit Price	Ext Price
Verkada Access Control Systems				
6	Verkada AD34 Multi-format Card Reader		\$265.24	\$1,591.44
2	Verkada AC42 4 Door Controller		\$1,367.24	\$2,734.48
1	Verkada Prox Cards, 100 Pack		\$455.24	\$455.24
2	Backup Battery 4AH (For AC42)		\$103.20	\$206.40
Licenses				
6	Verkada 5-Year Door License		\$759.24	\$4,555.44
Utah Department of Commerce - Burglar Alarm Company License No. 14031383-6501				
*Pricing does not include setup or installation of hardware on customer site.				
*Additional items may be required for install (brackets, mount plates, cable runs or cable corrections)				
*Installation services and mounting accessories are available and may be quoted upon request				
			SubTotal:	\$9,543.00
			Shipping:	\$206.00
			Sales Tax:	\$0.00
			Total:	\$9,749.00



LES OLSON IT

Verkada Install Quote



LES OLSON IT

Sales Order # 663410
Customer # 03-PLACI
Sales Rep: Wade Barrus
Order Date: May 8, 2025
S.O. Expiration Date: May 31, 2025

Sold To

Plain City Corp
4160 W 2200 N
Plain City, UT 84404-9640

Attn: Diane Hirschi
dianeh@plaincityutah.org
801-731-4908

Door Installation Details1. Main Entrance (Double Doors)

- Install (2) flat strikes – one per door leaf
- Install (2) door position sensors
- Install (1) card reader
- Provide and install vinyl cable raceway to route cables across the hard-lid ceiling into the door channel

2. West-Facing Door Next to Main Entrance (Double Doors)

- Same configuration as the Main Entrance:
 - (2) flat strikes
 - (2) door position sensors
 - (1) card reader
 - Vinyl cable raceway for cable routing across the hard-lid ceiling

3. Office Space Door (Single Door)

- Ceiling type: Drop tile
- Install:
 - (1) flat strike
 - (1) door position sensor
 - (1) card reader

4. Basement Northeast Senior Center Door (Double Doors)

- Install:
 - (2) flat strikes
 - (2) door position sensors
 - (1) card reader

5. Basement Vestibule Door (Double Doors)

- Due to the configuration of **crash bars**, **magnetic locks (mag locks)** will be used
- Install:
 - (2) **mag locks**
 - (2) **door position sensors**
 - (1) **motion request-to-exit sensor**
 - (1) **push-to-exit button**
 - (1) **card reader**

6. Basement West Door (Single Door)

- Install:
 - (1) **flat strike**
 - (1) **door position sensor**
 - (1) **card reader**

System-Wide Installation Includes

- Installation of access control on **6 exterior doors** (including **4 double-door setups**)
- Installation of (2) **door controllers**, with one located on **each floor**
- Installation of a **power supply** to operate the **mag lock-equipped doors**
- Installation of **vinyl tracking** to conceal and secure low-voltage cabling to each door

Exclusions

The following services are not included in this scope:

- Installation or relocation of **high-voltage electrical wiring**
- **Scissor lift rental**, if required for ceiling access
- Installation of **ADA door hardware** or automatic door openers

Purchase Type	Purchase Option	Subtotal
Cash	Net 30	\$ 23,307.43 (plus applicable taxes)