

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, January 15, 2026 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Phil Meyer, Councilmembers Adam Favero, Jed Jenkins, Luigi Panunzio, Rachael Beal and Jan Wilson
Staff: Diane Hirschi, Stacy Adams, Brandan Quinney, Dan Schuler, Colette Doxey
Present: Jim and Carol Jean Beesley, Katelyn Shaw, Katrina Gibson, Lora Parker, Justin Sollami, David Charlton, Heather Christopherson, Brian Bingham, Jake Hone, Jon & Shelley Beesley, Westley Davis, Emma Clarke, John Shank, Everett Hulsey, Taton Gold, Felicity Findlay, Jeri Wilcox, Charis Sully, Josh Sully, Benjamin Smedley
Via on Zoom: Mike Phillips, Kerry Gibson, Brandon's iPhone
Call to Order: Mayor Meyer
Pledge of Allegiance: Councilmember Jenkins
Invocation/Moment of Silence/Thought: Councilmember Beal

Presentation Recognition of Community Service to Mayor Jon Beesley

Mayor Meyer stated he had a few acknowledgements to make and invited previous Mayor Beesley, his parents and family to say a few words. Carol Jean Beesley wanted to thank Diane, Dan and all his works and staff. They made her son such a great Mayor and it has been a great opportunity to watch him grow and develop into a neat guy who loves the city. He has done a lot of good for it. Mayor Meyer stated that Jon would have to agree that he could not have done this without Shelley and his family. Shelley Beesley stated she did not come to Council meetings because they stress her out but has been supporting Jon behind the scenes. She tends to internalizes things but Jon always said 'water off a duck's back.' As his mom said, it has been amazing to see the growth in Jon. When he first came home and said that he was thinking about turning in his candidacy, she said she was fearful that he'd fallen and hit his head, because we are not politicians. We went with it anyway and the things that we have enjoyed over the last 8 years have been incredible. Shelley stated that this community is incredible. She said Jon has learned things that he never thought he could learn. She mentioned they will miss all the community events and the service that we were able to give. But, just also wanted to echo Carol Jean and just say thank you to everyone, especially to the staff, and to everyone who was there to pick up the pieces when things got a little crazy. As a family, we greatly appreciate the support. Mayor Meyer presented a plaque and a gift card in appreciation to his service. He also gave Shelley some flowers and thanked her.

Approval of Minutes from December 4, 2025

Councilmember Wilson moved to approve the minutes from December 4, 2025, as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal and Panunzio voted aye. The motion carried.

Comments: Public

Lora Parker, stated she lives on the dead-end street on 2200 N, the dirt road. She noted her frustration and mentioned she has gotten in touch with the County Commissioners, Sean Wilkinson, the Mayor, and Dan. All she gets is you guys blame the County and the County blames the city. We cannot get any answers and the residents in the area are stuck in the middle. All we are asking is it to be done right. We, the residents, are okay with staying dirt. We do not care if it gets paved and we would like it to stay a dead-end street, like it has been forever. We were told we could put the gate up, because it is a dead-end street. It's never been a through street and we would like to have it stay that way. On Monday, on that little lane road, there was over 30 dump trucks that came down on that road. We could not even get out of our driveway we had to wait twice to get out to go down 2200. The subdivision that's been approved down there with the second access off 2200, when that has been designated a gated dead-end street. She has talked to Commissioner Harvey and he said he's not putting any more money into 2200 than what they've talked about. She is wondering who is going to pave from where the subdivision to where the gate is because the County says they're not going to spend any more money. She has learned from a former Commissioner, who said by moving that gate then we void it being a one lane, dead end street. I know in Planning Commission meetings; Shawna Faulkner has brought this up a ton on what was the plan with that gate. We want it to stay a dead end, one lane, dirt road. When I talked to Jim Harvey and Sean Wilkinson, I get different stories than from Dan. I get conflicting stories saying we're going to move the gate when the road gets paved. After I talked to Sean Wilkinson, he said it was never in the plans to move the gate. Sean talked about safety issues on that road, even with a little walkway, are going to increase the traffic by a ton, because all those homes are going to come that way to the school and grocery store. There is no barrier between the road and the kids. When I talked to Sean, he said, why don't we just make it a private road? The residents would love it to be a private road. We do not need the County and we do not need the city; we will keep it up ourselves. She's lived and paid taxes for 25 years and all I get from the City is garbage pickup. City snow removal leaves us a snowbank to go through and she has to call the City to have them come

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

and remove the snowbank so we can get through. We would like to see it be a private road and not go through. We'd like to see a barrier put on that 2200 N from that subdivision so the trucks can't come in.

Katelyn Shaw. We are here with regards to the Kelly's Cove Development Senior Overlay that has been proposed at the corner of 4600 and 2200. Her major concerns with any development going in west of 4600 is the traffic that comes down 2200. Where we live, we have the benefit of watching all the street racing and the accidents that happen. There is only one stop sign on 2200 N at 4100 W and cars can get going very fast. We have seen some of those awesome teenagers hitting 70 mph in front of our house. Her major concern, with any development, is the traffic that is going to be put on 2200 N. She thinks the area that this is going in will be adding congestion and traffic. She feels like the congestion and traffic of seniors being added there is much lower than single families who could have multiple teenage drivers and adults. Personally, she would love to have older people live across the street from me. All my six kids would have lots of grandparents to go make friends with. So, my only suggestion in all of this is to consider the entire future of the City and the infrastructure and not just what it is being used for right now.

Jeri Wilcox. Development is here and there is more coming. She loves living in Plain City. She thinks the landowner should be able to sell their land and make money and so should developers. She also thinks that when a developer leaves, Plain City should be better. Her concern is structures being too close to the road. She left a city with structures are 10 feet from the road and then the road can no longer be widened and the roads become dangerous. If you let one developer come in and develop 10 feet from the road, then the rest are going to want to develop 10 feet from the road too. I just hope that it can be done right now so the future that Plain City will still look good.

Justin Sollami. He noted he lives south of the proposed Kelly's Cove development. His main issue is the traffic on 2200 N. There is only one egress and emergency services for seniors so take that into account. Another concern is the water issues. We are suffering from flooding already and we had to put in a sump pump to push all that water into the canal behind our house. He does not know how they are going to mitigate that issue. Another issue is parking in that development. I know the development is going to happen, but hope that it is done smoothly and organized. He is concerned about the number of homes that are going to go in there. Currently, it is 18. If they could possibly do 12 or 14, he would be good with it.

John Schank. He is located west of Kelly's Cove Subdivision. I really do not have a problem with them selling the property and people building. He understands that John is wanting to sell his property to help himself out. But he does have an issue with the water. The ditch that has been covered and Plain City did not allow the property behind it to encroach the easement. Everybody is flooding. All the water from the bluff drains down to his house. Half of his house is 4 feet under dirt, so he is always saturated with everything that is coming down from the top hill. The stormwater drain in front of his house are clogged and every year, and he has had floods for the last 4 or 5 years. Dan Schuler has come down and tried to unclog it several times and it has not been unclogged entirely. It is clogged now. He anticipates a flood this year, as soon as the snow melts. This development claims that one person must be 55, and to him, that is not a retirement community. The density is too many homes in a little area. Everyone around him has around an acre of property. Plain City's future map show that lots are supposed to be 18.5 which is just a little bit less than half an acre and that is where they should stay. Higher density will create more water run-off and more flooding. He feels we have plenty of senior living in the town now and we do not need any to put a density of them right there and stick with the future land map use. He is also concerned that people will start complaining about his animals.

John Dixon. He noted he is one of the owners of the property in question. He has lived here 22 years. He thinks this senior overlay is an excellent thing to happen there. He feels it is a lot more low-key than some of the other senior areas that is in Plain City. Addressing the water issue, he has been taking care of that pasture for over 15 years. It all drains northbound; there is not an issue with any of that water going into those homes on 2100. The volume of traffic from this development will not put a dent in the traffic issue. As long as there's high school, there will be traffic from the kids. There is also a lot of traffic from Marriotts. He thinks it's an excellent idea and will benefit to the whole neighborhood.

Josh Sully. He lives on the dirt road section that Lora Parker was talking about. He noted that they are pretty much on the same page with her to leave it alone. He did see those dump trucks on Monday traveling back and forth and it is scary since the road isn't very wide. There are a lot of kids that walk that road. If Plain City cannot maintain it and take care of it or they don't want to, then give it to us. The County does not want to take care of it and they want to give it to the City. It just seems like you guys could take that money instead and put it into 3600 West or fix a different road. He feels the city should let them take that road over and maintain it, and you guys will not have to mess with it. He thinks we need to keep that gate in place, and keep that other subdivision access to the other road instead of coming on the 2200 N. It will work better for everybody that uses the road.

Mayor Meyer stated he did receive a letter from Brett and Kristen Farron, pretty much outlined what has already been addressed here tonight. A copy of this letter will be attached to the minutes. Dan Shuler addressed the dump truck situation as well as the snow removal in that area.

Report from Planning Commission

Shawna Faulkner noted that the Planning Commission recommended in their December meeting, to deny Kelly's Cove since we have two other senior overlays currently in development. It was more about that and about the access roads. We are not trying to pick on any developer, but it is a conditional use. It does not automatically get approved and must make sense for the

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

city. We did not feel like another senior overlay would serve right now, so that was our main decision. The first meeting in January, the Planning Commission held a public hearing and motion for rezone of Jones property from A-2 to RE-20. The discussed a subdivision amendment for Freedom Estates. They set a public hearing on January 22, 2026 for rezone of Green property from RE-18.5 to RE-15. A site plan was reviewed for a sign for Sunflower Assisted Living. They addressed an application and conditional use for a Latter-Day Saint Church as well as Wilson subdivision.

Discussion/Motion: FY2025 Audit Report

Heather Christofferson stated she works with Ulrich and Associates. She is presenting the financial statements we just completed for the independent audit in the last week ending June 30, 2025. We provided management recommendations with minor recommendations. There is the governance letter, which it is basically saying, we did not have any problems with management, or anyone else that we worked with. There were no major issues, that we found. We have one state compliance finding. The auditor's opinion letter is really what you are paying for, and what you want is a clean opinion, which we were able to do. It says, in our opinion, the financial statements referred to above present fairly in all material respects. So, what that means is the information provided we have audited, and we agree with what has been reported for the city. There is a lot that goes into an audit, behind the scenes, and then once we get involved. I wanted to thank Ryan and his group for all that he does to get ready, and then Diane and her group for everything that comes out and that is why it takes about 6 months to get it all done. The statement of net position, is a full accrual accounting, so this is not how you manage the city. This is an attempt to report the city as if it were a business, so that's going to include all the debt, all the assets, retirement information. This is required as part of the standards, but it is not really how the city is managed itself. The statement of activities, again, it is full accrual accounting, but it breaks it down and shows you by function. What the city spends money on, and what revenues kind of offset those expenditures. One of the State compliance items that we need to test for is whether or not you comply with the maximum amount of fund balance. You're only allowed to have 35% of general fund revenues and the City is within that, at about 32%. Finally, the State compliance finding, there was one minor one in here for being over budget in, one of the departments that we needed to show that within our report. The Mayor stated he did fail to bring up Ryan Child's name and appreciates all the work he does. So, his understanding is these are really the same numbers that we get from Ryan and you do an audit annually and we've matched up pretty well. Heather noted that is correct. **Councilmember Jenkins moved to approve the FY2025 Audit Report as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal and Panunzio voted aye. The motion carried.**

Discussion/Motion: Appeal of the Denial of a Conditional Use Permit for Kelly's Cove and Review of Planning Commission recommendation the Senior Housing Overlay - Kelly's Cove

Mayor Meyer stated we are going to address the Kelly's Cove recommendations from Planning Commission. This is a little bit complicated and he has asked our attorney to give us an overview of what we're looking at here and what we need to keep in mind. Brandan Quinney stated he is happy to help. At this point, before we have anybody address the City Council, it's important to kind of recognize the posture of this appeal versus a review. We have got two items on the agenda regarding the same project, but there are two items because we are reviewing a conditional use permit decision made by the Planning Commission, as well as a zoning recommendation made by the Planning Commission. I have looked into our codes and at this point, have reached an understanding, to the best of my ability, of the procedure intended for senior housing overlays. Now, as I understand it, and I know we have a Planning Commission record as well. Senior housing overlays are deemed as a zone, for City code purposes. When it is completed, let us say all approval processes are followed and the project is approved, it is recorded as an overlaying zone on an existing zone. So, it is not a rezone in the sense that we're not taking an existing zone and changing it into something new. It is an overlaying zone on top of one that already exists. That being said, it is treated as a conditional use, so the process for applying for a senior housing overlay is the process for a conditional use permit and that's what we would have the Planning Commission review. In reviewing that application that would be submitted would be an application for a conditional use. The application would then be reviewed by the Planning Commission based on standards that are set in, the code, which is Title 10, Chapter 7. So, all of the review and the recommendations from the Planning Commission would be based out of that code and as this is a conditional use, conditional uses are, for all intents and purposes, they are permitted uses with conditions. The State Ombudsman has made a lot of efforts over the last years to emphasize this to government. Conditional Uses are not denied unless we can find conditions that satisfy the City, it is the other way around. They are permitted with conditions and, so what would happen during the review process is, with the basis of it being permitted the Planning Commission and the person applying for the SHO, would come up with conditions to mitigate any detrimental effects that this type of development have on the community. And as long as there are available conditions to mitigate and that does not mean completely get rid of the detrimental effect. The negative effects, then it has to be approved. So, where this is coming as an appeal for a conditional use permit, we need to review it with that legal framework. Now, as it comes as a rezone application as well, since the code does direct us to the process for conditional use permits, we would not consider, this as a rezone. We would not run it through the rezone application process or consider any of the review materials that would typically apply to a resale. It is a conditional use, after that conditional use process is completed. Assuming it is approved based on

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

recommendations of the Planning Commission, the City Council will review a development agreement with those conditions added into it, and then it would be entered as a new zone by ordinance. So, you can kind of see how it starts as a zone but it is entered in as a Conditional Use application. If it is approved, then we enter it in as a zone. I have made a list of what the City Council ultimately has to make a decision on. One is a development agreement with a recommendation from the Planning Commission on whether to approve, deny, or modify that development agreement. A zoning ordinance, which creates the zone. A final site plan, which would be included with the development agreement and then a conditional use permit, which the Planning Commission can review and deny, but it is appealable to the City Council, which is kind of what's happened. So that said, I am happy to kind of walk us through the process as we, listen to the applicants and, try to make a decision as a City Council, but I would like, I think at this point, to hear from Planning Commission and the applicant first and then I can provide some guidance on what the City Council can do next procedurally. Again, it's not my job to make a decision on what should be done or to even apply the facts to the law, but it is my job to make sure we are following the correct procedures and if those have not been followed, we can send it back to the Planning Commission with further guidance. The Mayor stated that we are going to try to put together some sort of a work meeting with Brandan, where we can kind of walk through to make sure we go through all of this correctly. Jake Hone reported that he is with Grow Development. We have partnered with Brian to bring this application before you guys. We are based out of Cottonwood Heights, so we are local and we're just trying to use some of our skills and resources and develop property. We are able to work with the property owners, the Harris family and John Dixon and obviously they are choosing to exercise their property rights and sell the property, and so we wanted to do what is best. It is already zoned residential, and so when we saw that, realize the value of the home, that the Harris family has, and we have to account for that. We are planning on demolishing that, but then looking at all the property to purchase from them and John. We leaned towards this senior housing overlay, in order to provide some more moderate-priced homes. Now, I did not say affordable homes, I said moderate-priced homes, right. And so these would be on some smaller lots, more attainable. It really opens the door for move-up and move-down opportunities. You know, somebody who does not want the acre anymore, maybe families that go through changes, in their life, and provides more housing inventory for a plain city. We did come to the work session in Planning Commission, in November. We did receive some feedback on housing types, where we were originally all attached product, some townhomes and some single-family homes. They asked for open space, we added some more open space. They asked for parking, so we added parking. They asked for, some open space amenities, we added a gazebo barbecue area on our site plan. We also presented a development agreement where we met all of the regulations and requirements that are in the Senior Housing Overlay, code within your city code. We also followed the general plan, where it clearly states that you guys want, sustainable housing, a mix of housing, enhancing the community. It's a pretty tired, rundown area of the city right now. When it comes to the water issues and the parking, we would obviously meet all civil engineering requirements that our project has to be self-sustained. All of our water has to stay on site, all of our runoff has to go into the designated storm areas. Obviously, when you add large sewer pipes and water pipes and storm drain pipes, they help act as French drains. You stop flood irrigating the property that it's currently experiencing right now. So, there is a lot of things that we have done to try and make this meet all of the requirements of your city code. I felt like we have given a lot. We've also, you know, had a neighborhood meeting with the neighbors to have them express their concerns and issues, trying to address those and implement those into the plan. Our request tonight is to appeal what was officially a denial from the Planning Commission, allow us to meet your conditional use requirement, follow your general plan that has stated out, and allow the landowners to exercise their rights to sell the property and develop it. We feel it will be a great amenity; it will add some great housing inventory that is not the third acre, \$800,000 house, and it could be a great, you know, recharge of that area and that corner of the smaller area of Plain City. Brian Bingham stated just wanted to build a little bit on what Jake was talking about in terms of the General Plan. Specifically, it talks about increasing moderate-income housing that's integrated and not contained within one area within the City. Encouraging lifecycle housing that allows people to live and grow in the same community, allows grandma and grandpa to come back and stay and that's affordable for seniors and recognizes their unique lifestyles. As well as creating a well-maintained, varied-in-cost, mixed density that's then safe, stable, and revitalized neighborhoods throughout the city. We feel like our plan really hits a lot of those things and I know that there has been some comments about maybe Plain City does not need more senior housing, that was as a developer something that we look at as well. Because ultimately, we need people to buy our houses, so we have to make sure that there is an appropriate absorption before we begin a project. So, I called the city to try and understand how many houses there are here and what is an appropriate ratio of senior housing to general population housing. Unfortunately, there wasn't a good number for the number of houses within Plain City, so we used water hookups as a proxy for the number of houses and there is about 2,600. Right now, Plain City has about 24 senior housing units, so less than 1%. The National average is around 3-4%. If all of the current existing planned senior housing units are developed, in addition to what's already in senior already here in Plain City, that would put us at about 102 units, or roughly 3.5%. So that just brings Plain City up to the national average of what diverse senior housing would look like. That also does not include the surrounding unincorporated parts that are Plain City in effect, if not within the city nor future growth that is happening in Plain City, just wanted to provide that in for context. Based on this conversation, it is likely that we're going to go back to Planning Commission, but thought that that would be relevant context for people to have as we enter back in into those discussions about what that might look like. And as Jake mentioned, we are happy to work with the City to be able to mitigate some of these

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

issues that our neighbors have brought up. And I really appreciate the neighbors, especially those that came to our neighbor meeting because that has allowed us to better understand some of those issues, and to create a better product for Plain City. Jake reminded me that they submitted a development agreement as part of the conditions with the application. If there is another form that you need or if that is specified in a different way as what you are looking for, we are happy to resubmit that. Brandon Quinney stated that is something that I would need to review before we present it to Council for vote and discussion. Just as to form, just to make sure that it follows the form that the code requires for a development agreement. And that it has the proper signature lines, items like that. I would just be reviewing it to make sure it's a document that the City Council can take immediate action on and sign that day. So should we send you what we have prepared and make sure that that's appropriate. His recommendation because we're at a point where we're considering an appeal for a conditional use permit, would be to remand so, the City Council has the ability to essentially like a judge would endorse the decision and or revoke the decision or remand it back to the appeal authority. At this point, I would recommend remanding, just based on procedural corrections, to allow the Planning Commission the opportunity to revisit the process and come back to the City Council with a new recommendation. As far as the review of the zoning overlay goes, where the code doesn't allow for a zoning application for a senior housing overlay, I would recommend to the city that, the city essentially revoke the denial of a zoning application, because it's not to be considered by the City as a zoning application. So, it would just kind of reverse all the review and decisions that the Planning Commission made on the zoning application specifically, that gets removed from the table, and we purely move forward as a conditional use. And then at the end of it, we will come back with a proposed zoning ordinance. It just does not follow the rezone application process. So again, purely procedural, my recommendation would be to revoke the decision, or reverse the decision of the Planning Commission on the zoning application that allows you to readdress the zoning, and then remand the conditional use permit back so that the zoning can be circled into that. And then we can work together with the Planning Commission. **Councilmember Beal moved to remand the appeal of the denial of a conditional use permit for Kelly's Cove and review of Planning Commission recommendation the Senior Housing Overlay - Kelly's Cove and send back to Planning Commission. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Subdivision Amendment – Freedom Estates

Councilmember Wilson stated she was at the Planning Commission meeting and understood why she wanted to do phases for this project, to finish one phase before the start of the other. **Councilmember Wilson moved to approve the subdivision amendment for Freedom Estates into Phases 1 & 2. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance – Cove Creek Subdivision

Dan stated they are ready for conditional final and start their warranty period. All the improvements are in and are satisfactory. There is no sewer at this time. It would have to come from the County. **Councilmember Jenkins moved to give conditional final acceptance to Cove Creek Subdivision as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Legislative Solutions Contract Review

Kerry Gibson stated has had the opportunity in the past to present some of the highlights of the accomplishments since we came on board a few years ago and sent an email to the council. He has thoroughly enjoyed it and has learned an awful lot about how we might be able to make things better in our community and look forward to continuing with that. We have talked many times about the direct funding, appropriations requests that we have been able to bring into the city. It is easy to show a contrast between what it costs to have our team on board versus what actually comes in directly into the County or into the city. So, when we are talking about a little more than a million and a half dollars over this short period of time, we think that that clearly shows a good return on investment for the work and the effort that we put forward and for the cost that it requires to keep us on board. We are always looking for grant opportunities and funding opportunities and they come in different shapes and sizes and forms. So, the two major appropriations that we were able to deliver came in different ways. One was ARPA funding that came through the State Government and was appropriated to Cities and Counties, the other one was direct appropriations ask that we were able to push through the Utah Legislature that was funded 100% from State funding. Those opportunities, even in a tight budget year are always out there. In fact, as we're listening to legislators now, setting the stage for what the budget is going to look like this year. They want us to believe that there is no money this year and frankly it is a tough budget year because of a lot of the pass-through money from the Federal Government is being cut back. But I think that that is exactly, when our services are needed the most, because to be honest what that does is resets expectations for everybody. Reasoning as to why did not bring this back the end of last year was that there was going to be a new Mayor and City Council that were going to be elected and I wanted them to be part of this discussion. I did not want to come in and try to bind a new Mayor and Council to something that was a priority of the previous Mayor. The mayor and council discussed upcoming House Bills and appropriations at the State Legislature. The Councilmembers and Mayor discussed the Legislative Contract terms, monthly fees and possible extension procedures with the City Attorney. The current contract expired December 2025 and a new agreement

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

would be subject to the City’s procurement procedures. **Councilmember Jenkins moved to extend the Legislative Solutions Contract. Councilmember Panunzio seconded the motion. Councilmembers Jenkins and Panunzio voted aye. Councilmembers Favero, Beal, and Wilson voted nay. The motion failed, contract not extended or renewed.** Mayor Meyer stated he hopes this does not mean that this is the end of our business together. We are certainly open to talk and we are going to be talking about this. Get our priorities in order and there may be a possibility that we will I'll look into this again, but thank you so much for your service and all you have done. We appreciate it, thank you.

Discussion/Motion: Waive Senior Center Fees for the Western Weber CTC Board Meetings

Councilmember Beal stated that Western Weber CTC serves what they call the two-cone. It is the Westfield and the Fremont High Schools and they rotate through all the Western Weber communities that are participating. Right now, they are not coming to Plain City to host their meetings because we have the fee for using the Senior Center. She would like to officially request that the City Council approve waiving the Senior Center fee so that we can start hosting the meetings here. It is going to be for both the key leader meetings and the community board member meetings. They have also asked the mayor to start sitting in on the key leader meetings and would like community members that interact with youth, like law enforcement to start coming to the meetings as well. She will send the mayor the information. Our residents are invited to come. If you have any interaction with youth, whether you are a parent, doctor, teacher, nurse, librarian, or friend of a child, you are welcome to come, just contact her and she can get you all the information. They meet the first Tuesday of every month and they will be rotating through the different cities. **Councilmember Wilson moved to approve waive senior center fees for the Western Weber CTC Board Meetings for 2026. Councilmember Favero seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Resolution - Amending Resolution 2025-06 – Supporting America 250 Utah

Councilmember Beal stated she read the America 250 Utah resolution in December, but there is an amendment to the Attachment A. We are just removing most of the people that were on the committee, and leaving Rachel Beal, Jan Wilson, and Phil Meyer, as well as adding the phone number and the email address. **Councilmember Beal moved to approve Resolution 2026-01 amending Resolution 2025-06 - supporting America 250 Utah as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Council Assignments

Mayor Meyer stated he has met with everyone individually on this, but need to make it official. He has given each of the councilmember’s assignments that they would report on. Jed Jenkins, will remain as Mayor Pro Tem, Fire Department, Planning Commission, WACOG Housing, and Mosquito Abatement. Adam Favero will have Public Works, Building Inspector, Wasatch Front Regional Council and Landfill. Luigi Panunzio will have Public Safety, Weber County Sheriff and Animal Services and Plain City Irrigation. Jan Wilson will have Recreation, Special Events, including Easter, 4th of July, Halloween, Christmas, and Grants. Rachael Beal will have Western Weber CTC, America 250, Emergency Preparedness and Everbridge. All councilmembers are encouraged to participate in the Plain City 4th of July celebration. He would like to meet with you and your department head once a month. **Councilmember Beal moved to approve the council assignments as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Ordinance Setting Meeting Schedule for 2026 - 2026-02

City Council meeting are on the first and third Thursday of the month at 6.30pm and Planning Commission meetings on the 2nd and fourth Thursday 7:00pm. **Councilmember Jenkins moved to approve the Ordinance 2026-01 setting the meeting schedule for 2026 as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Motion Approval of Business Licenses

New – Home Occupation

Arts Custodial	2473 N 3425 W	Jed Black	Janitorial Services
Renewals Commercial			
Kent's Market	3673 W 2600 N	PCT-KTA LLC (David McKay)	Grocery Store
Maverik	4098 W 1975 N	Maverik (Tyler Call)	Convenience Store
America First Credit Union	2336 N 4350 W	AFCU (Jeff Knight)	Credit Union
America First Credit Union (Kent's)	3673 W 2600 N	Jeff Knight	Credit Union
Annador’s Pet Salon	2414 N 4350 W #D	Trisha Sonato	Dog Grooming Salon
C & B Auto Repair	2166 N 4500 W	Curt Knight	Automotive Repairs
Cody Rhees Construction	2396 N 4350 W	Cody Rhees	General Contractor
Cook's Auto Sales & Antiques	1985 N 4650 W	George Cook	Auto& Antiques, Storage
Jack's Garage	2417 N 4425 W	Greg Warg	Restore Cars
Plain City Family Dental	2384 N 4350 W	Peter Mortenson	Dental Office

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

Marriott Companies, LLC	4960 W 2200 N	Kami Marriott	ConstructionMaintenance
Totally Blind	2414 N 4350 W	Elizabeth Bennett	Window Coverings
Wasatch Peaks Credit Union	3631 W 2600 N	Wasatch Peaks CU	Credit Union
Renewals Home Occupation			
ABC Appraisals	3139 W 3050 N	Bruce Christensen	Appraisals Of Real Property
Anarie Piano Studio	2754 N 3475 W	Anarie White	Piano Instruction
Artistic Custom Badges & Coins	2063 N 5100 W	LouAnne Daz	Promotional Products
Beehive Naturals	1383 N 4700 W	Samuel Ginn	Lotions, Lip Balm & Soaps
BRG Excavation	5171 W 2750 N	Bryson Grow	Excavation Company
C & B Striping	1957 N 5100 W	Christian Torres	Asphalt Paving & Maintenance
Cota Custom Designs	2530 N 4175 W	Nicholas Cota	Shirt/Hat Printing
DDG Services	2832 W 1750 N	Darrell Giffin	Rebuild Blade Assemblies
Detailed RV Inspections	1695 N 4150 W	Derrick Barber	Home Office for RV Inspections
Dedicated Docs, INC	1882 N 3500 W	Andrew Duncan	Mobile Notary & Fingerpringing
Duncan Bros Concessions	1882 N 3500 W	Andrew Duncan	Mobile Concessions
Duncan Ventures, INC	1882 N 3500 W	Andrew Duncan	Home Office Online Sales
E.R.S. Heating & Cooling	4798 W 2200 N	Ryan Bryson	Home Office HVAC Company
Everest Construction	3544 W 2600 N	Joshua Martin	Roofing Contractor
Goat Hollow Ranch	3296 N 3900 W	Jeff Zitzelberger	Emotional Support Animals
High Desert Advisors	3257 W 2975 N	Justin Cowley	Office For Flooring Co
Holmes Horseshoe Farms	5159 W 1500 N	Colby & Cayley Holmes	T-Shirt, Sticker, Livestock Sales
J Brad Barto Construction	2438 N 2950 W	Brad Barto	Home Office General Contractor
JDR Home Inspections	1802 N 4475 W	Dee Rose	Construction Loan Inspections
JM Truckin	2869 N 5150 W	Jerald McWain	Office For Trucking Co
K & K Rain Gutters	2530 N 4175 W	Nicholas Cota	Remove & Replace Rain Gutters
Karen's Kars	3785 W 2100 N	Brandon Ewell	Online Car Sales
Kelly Jackson - DADU	3630 W 2100 N	Kelly Jackson	DADU
Koenig Processing	3466 W Bridlewood Ct	Kaylee Koeing	Mortgage Loan Processor
MAC Renovations	2941 N 3550 W	Shane McFarland	General Contractor
Morriss Legal Services	2805 W 3250 N	Bonnie Morriss	Legal Services
Pizza Stop Northern Utah, LLC	2804 W 2125 N	Kalie Bracken	Mobile Food Truck Home Office
Roxhair Inc.	2705 N 3375 W	Kara Peterson	Hair Stylist
RZR Utah	3461 W Bridlewood Ct	Cory King	Online Sales-RZR Promotional
S&C Investment Group, LLC	1869 N 3500 W	Candis Tippets	Rental Properties & Investments
Salty Creek Homes	3493 W 2350 N	Lance Price	General Contractor
Scheer Brothers Construction	2058 N 3900 W	James Scheer	General Contracting
Serenity Salon	2987 W 2450 N	Lindsay Friedli	Hair Salon
The Creative Thing	5065 W 2150 N	Melissa Meibos	Writing,Speaking,Content Creation
TM Music Studio	2983 W 1900 N	Tricia Marotz	Private Violin Lessons
TNB Land Management	1788 N 2750 W	Travis Bellew	Home Office Landscaping
Wasatch Heavy Haul	3155 N 3450 W	Dillon Fowler	Office For Dump Truck Company
Wilson Quality Cleaning	2153 N 3700 W	Tami Wilson	Cleaning Business
WW Contracting	2153 N 3700 W	Jared Wilson	General Contractor
Yellowstone Fence Sprinkler	2726 W 2550 N	Greg Shepherd	Landscaping Contractor
Zen Essentials Cleaning	2961 N 4200 W	Natalie Vaughn	Cleaning Services

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

Motion: Approval of Warrant Register

See warrant register dated 12/1/2025 to 12/16/2025, 12/17/2025 to 12/31/2025 and 1/1/2026 to 1/13/2026.

Councilmember Beal moved to approve the warrant register for 12/1/2025 through 1/15/2026 removing Legislative Solutions from January 2026 payment. Councilmember Panunzio seconded the motion. Councilmembers Favero, Jenkins, Beal, Wilson and Panunzio all voted aye. The motion carried.

Reports Council

Councilmember Favero stated it has been a relatively mild, mild winter as far as Pubic Works goes.

Councilmember Beal asked about the interlocal agreement with the County regarding the annexation. Also, if the City could recoup any money from the previous camera contract, since they had to be replaced with correct cameras.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 15, 2026

Councilmember Jenkins stated he attended the Mosquito Abatement meeting and mosquitos are pretty quiet right now and has a meeting scheduled with Fire Chief.

Councilmember Wilson states she will be meeting with Colette regarding upcoming events.

Councilmember Panunzio states the Irrigation meeting was held last Monday, which he didn't know about until after for their one meeting per year. He will get with them and will meet with WC Sheriff's Office and Animal Services quarterly. He wondered what happened to the big Christmas. Colette Doxey stated the outlet they plugged the outdoor Christmas tree had electrical issues and kept blowing the fuses and so they had a generator for the Lighting Ceremony to make it work.

Mayor Meyer feels like he has dove into a really rough waters, but it has been fun. He has been so impressed with virtually every individual he's met that works for this City or that has anything to do with this city. He wanted to give the previous Mayor and those who made all these choices, kudos, because from finance people to the office staff, is just fabulous. It is a great council to work with. Brandan is great. Dan is incredible. We have got some great people on the Planning Commission and we should feel fortunate to be a part of this community. He thinks it is well governed and the city financially is well governed and we can do some great things together. He is looking forward to it. Sometimes we run into communication problems and feel we should go directly to the departments you are over, and then get them the information. That is how he would like to handle the communication aspects of it. It has been a thrilling ride for a week here, and he cannot wait to see what happens the next few weeks. We have got some exciting things going on.

At 9:10 p.m. Councilmember Beal moved to adjourn and was seconded by Councilmember Jenkins. The vote was unanimous.

Mayor
Date approved _____

City Recorder

NOTICE OF DECISION

Plain City, Weber County, Utah

On January 22, 2026 the Plain City Planning Commission recommends

Approval, *Approval with condition(s), Disapproval, Tabled Denied
of an application for rezone property at approx. 3000 N North Plain City Road from
RE-18.5 to RE-15 parcel 190220001

received from (Applicant): Jason Green

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 Ortega motioned to recommend to deny rezone property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green).

Commissioner Skeen seconded the motion. Vote: Commissioners Ortega, Faulkner, Skeen, Neil and Chairman Maw voted aye. Motion Carried.

Zoning Amendment Application

Location of Property North plain city road

Land Serial Number(s) 190220001

Request from Zone RE 18.5 to Zone RE 15

FEE: **\$200.00** Date paid 12-28-05 Receipt # 2038807

*Property Owner Andrew Greenwood

Phone _____ Fax _____

Mailing Address _____ Zip _____

Developer/Agent Thomas Lee and Jason Green

Phone 801-829-8880 Fax _____

Mailing Address 2992 w 1400 s Zip 84401

E-Mail Address greenbeltcontractors@gmail.com

LEGAL DESCRIPTION: Please Attach

TOTAL AREA — Acres or Square Feet: 3.56 acres

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)

see copy next page

I (_____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20_____

(Notary)
Residing in Weber County, Utah

My commission expires: _____

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: _____



1. APPROVED DATE: 10/30/2025



GREEN SPRINGS DEVELOPMENT
PLAIN CITY, UT

STAMP

REVISION NO. DESCRIPTION DATE

DATE: 10/30/2025

ISSUED BY: [Redacted]

CHECKED BY: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

SCALE: [Redacted]

SHEET TITLE: SITE PLAN

PROJECT NO.: AS100



1" = 100'

AS100

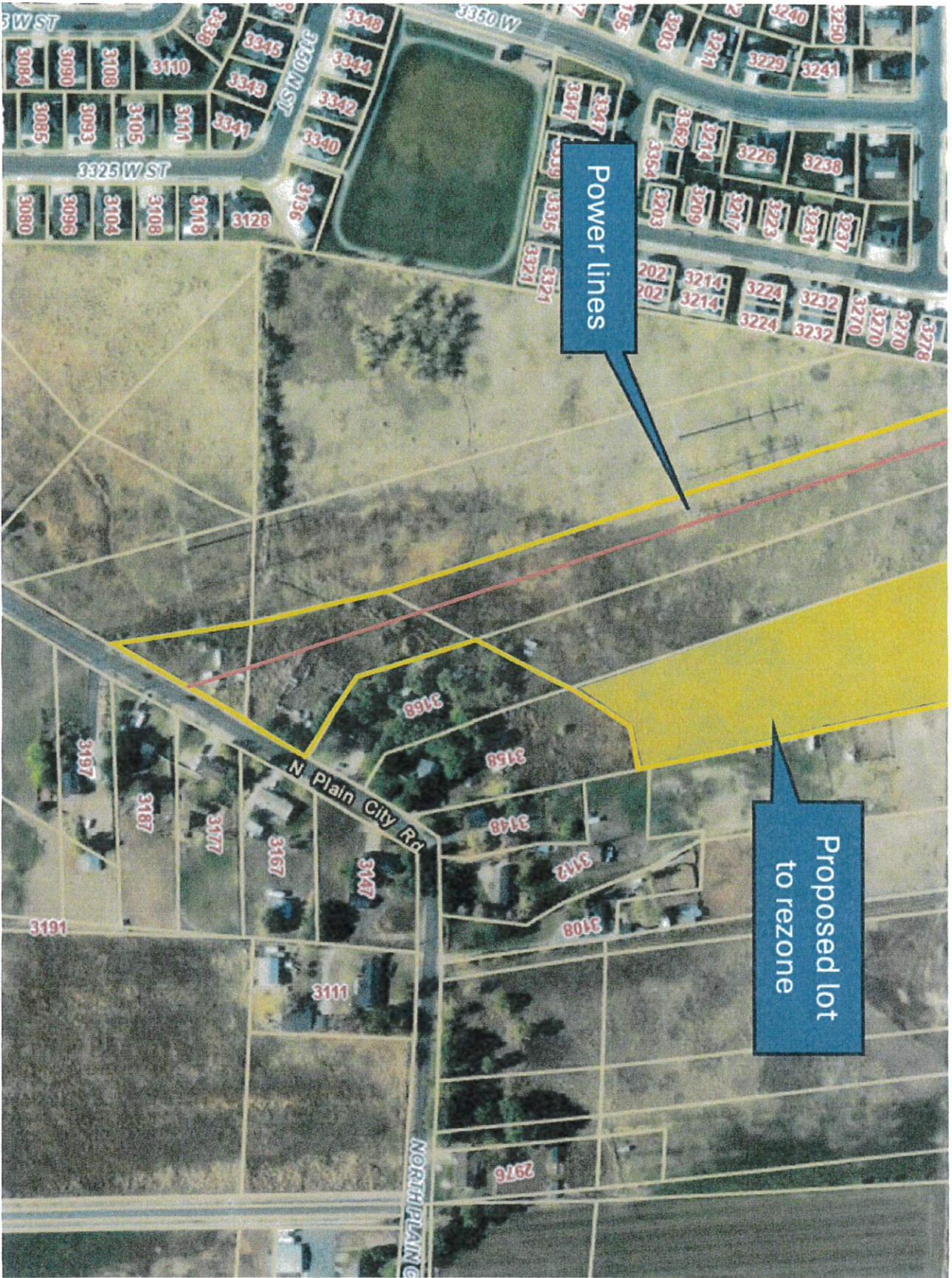
DATE: 10/30/2025
 SHEET TITLE: SITE PLAN

NO.	DESCRIPTION	DATE

STAMP

GREEN SPRINGS DEVELOPMENT
 PLAIN CITY, UT





Power lines

Proposed lot
to rezone

Plain City Commission
Minutes of Meeting
January 22, 2026

5. Approval of Meeting Minutes for January 8, 2026

Commissioner Faulkner motioned to approve meeting minutes for January 8, 2026. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, Neil, Skeen and Chairman Maw voted aye. The motion carried.

6. Technical Review Report: no report

7. Legislative Items:

Motion: Open public hearing for rezone of property approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green)

Commissioner Faulkner motioned to open public hearing for rezone of property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Neil seconded the motion. Commissioners Ortega, Faulkner, Neil, Skeen and Chairman Maw voted aye. The motion carried.

There were no public comments at this time.

Commissioner Skeen motioned to close the public hearing for rezone of property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Faulkner seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Rezone property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green)

Jason brought a hand out for everyone. He did say there is no possible way to get more lots on this parcel. Commissioner Faulkner does not have a problem with the drawing she thinks we should not rezone but make the lots nonconforming and approve it that way. She doesn't feel we should rezone different than what the general plan shows. Commissioner Neil stated the general plan shows RE-18.5. Commissioners felt like it was confusing on the future land use map. Commissioner Ableman understands why they are asking for a zone change but if there is another way to do this, he would be in favor of that. Jason is doing this to get houses away from the powerlines. Chairman Maw is wondering what process we do. Commissioners agreed they will need to deny the rezone then put on the agenda a nonconforming lot.

Commissioner Ortega motioned to recommend to deny rezone property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.

8. Administrative Items:

Presentation: Western Weber County Open Space Project -Jeff Davis

Jeff Davis is here with his students; they recently did a project here in Weber County about open space in the architecture department. This is a student project that takes a different take on open space. Jeff explained the project is a migrant housing project and looking on how to support the farmers in Weber County. He stated

Plain City

Future Land Use

8/30/2018

Plain City Boundary

Study Area Boundary

Equestrian

Critical and Sensitive Lands

Parks, Recreation, and Open Space

Open Space, Agriculture, and Low Density Residential

Low Density Residential

Medium Density Residential 1

Medium Density Residential 2

Medium Density Residential 3

High Density Residential

Commercial

Industrial

City Center

Municipal, Schools, and Churches

Principal Arterial

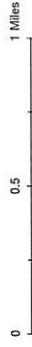
Minor Arterial

Collector

Local

HF Bus (Transit)

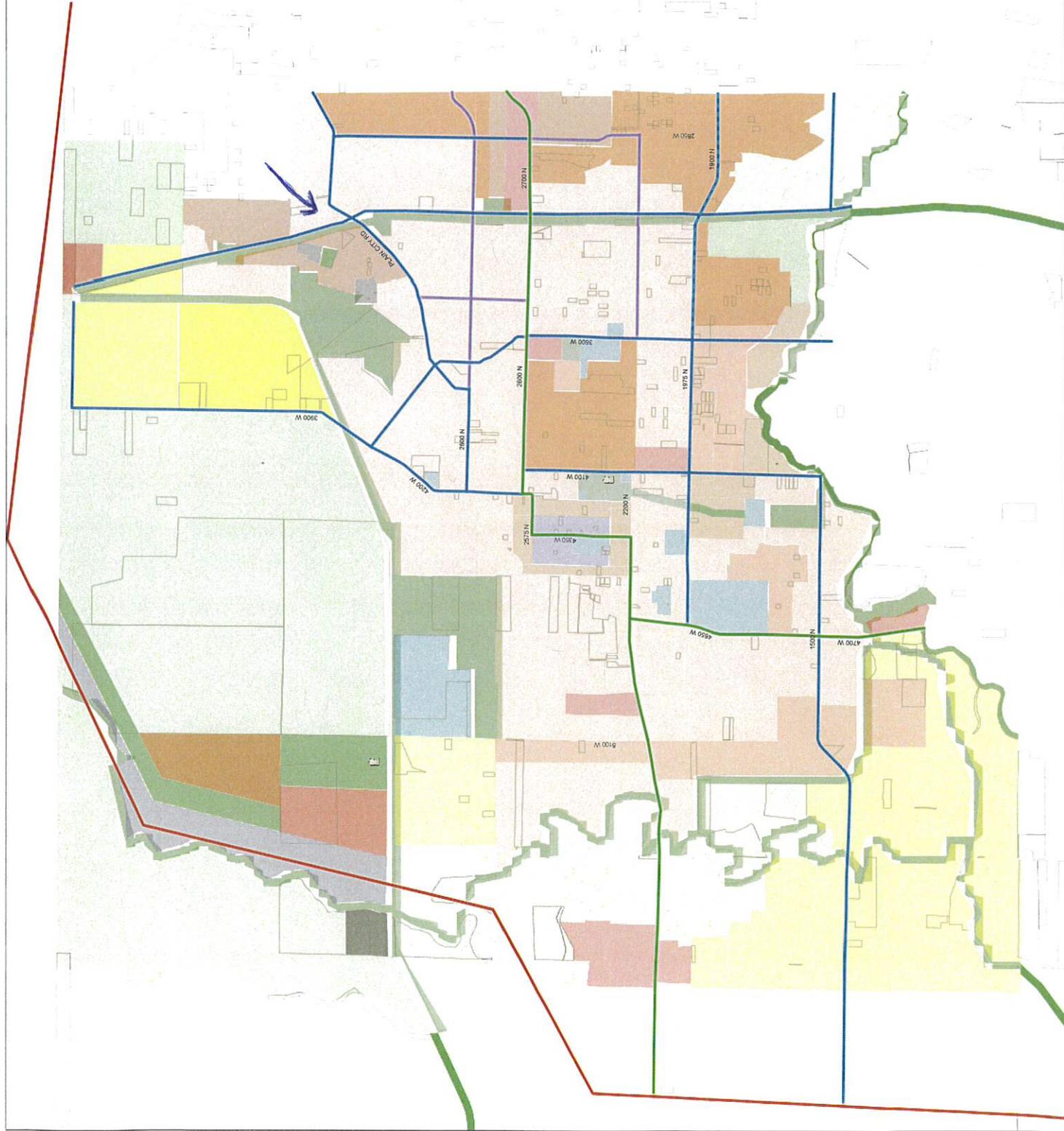
16.5 or greater



This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of JUB Engineers, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of JUB Engineers, Inc.



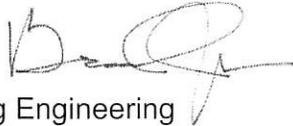
5781 JPB2562018





Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

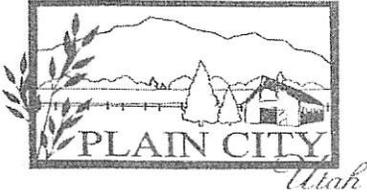
Date: January 9, 2026

Subject: **Hunters Run Subdivision – Conditional Final Acceptance**

We have reviewed the Conditional Final Acceptance request for the Hunters Run Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works. Consequently, we recommend granting Conditional Final Acceptance to the subject development.

Once Conditional Final Acceptance is granted, the 1-year warrantee period will begin and all remaining escrow funds can be released to the Developer except for the contingency.

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



1/8/2026

Re: Hunters Run Conditional final request

After completing my walk through for the conditional final inspection 1/6/2026, at this time, they have completed all items as of 1/8/2026 minus the surface treatment. I recommend starting the warranty phase and granting conditional final for Hunters Run Subdivision located 3500 West 1975 North and releasing the escrow, minus the 10% warranty and surface treatment cost any questions please call.

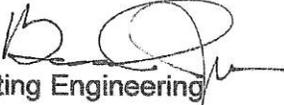
Sincerely,

Daniel Schuler
Public Work Director
385-466-1079
dans@plaincityutah.gov



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

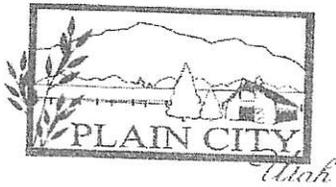
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: January 9, 2026

Subject: Pappy Estates Subdivision, Final Acceptance Request

We concur with the final acceptance inspection report completed by Dan Schuler dated 1/8/2026 (attached). We recommend Pappy 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.



1/8/2026

RE: Pappy Estates Subdivision

Contractor/Developer: Cam Williams

Subject: Final acceptance request

I have reviewed the request for final acceptance and conducted a field inspection at Pappy Estates Subdivision at approx. on 12/16/2025 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 Pappy Estates started in 2023 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,

Daniel Schuler

Public Works Director

Plain City Corp.

385-466-1079

dans@plaincityutah.gov
1950 W. 2500 N. • Plain City, Utah 84404 • (801) 731-4908 • Fax: (801) 731-8619

Planning Commission Position Open

Plain City has a Planning Commission position open. If you are interested in filling this position, please send in a letter of interest briefly explaining the qualifications/expertise that you could bring to the City. Letters of interest should be emailed to dianeh@plaincityutah.org or they can be dropped off at the City Office, 4160 W 2200 N. The deadline is January 22, 2026.



planning commission

From Shawna Faulkner <alanshawna@yahoo.com>

Date Thu 1/8/2026 4:43 PM

To Diane Hirschi <dianeh@plaincityutah.gov>

Dear Mayor Meyer,

I am writing to express my interest in continuing to serve on the Plain City Planning Commission. I have learned so much throughout the past 8 years, and would love to use that knowledge to serve the interests of the city.

Please reach out if you have any questions or concerns.

Regards,
Shawna Faulkner

January 08, 2026

Diane Hirschi
Plain City Recorder
4160 W 2200 N
Plain City, UT 84404

Dear Diane,

I am writing this letter to express my interest in serving on the Plain City Planning Commission. I have lived in Plain City since July 2008 and served on the Planning Commission from 2009 to 2012. Regretfully, I needed to resign due to time commitments that prevented me from dedicating the time I felt was necessary to fulfill my duties as a commission member at that time. I no longer have those time commitments and feel I have the time available to be a better commission member than my last opportunity. We were able to tackle some difficult challenges while serving at that time, particularly to update the General Plan and subdivision ordinances to try and address the anticipated growth of Plain City after the recession.

I also served on the Perry City Planning Commission from 2004 to 2007 prior to moving to Plain City and enjoyed that experience helping there. I also helped update the General Plan and subdivision ordinances for Perry City during that time.

I have been employed with ARW Engineers since 2000 and am very familiar with construction drawings and building codes. I feel I can quickly get up to speed with the current Plain City Ordinances as many have probably changed in the 14 years since I served on the Commission.

Thank you for your consideration for me to fill the open position on the Planning Commission.



Matthew C. McBride
4465 W 1650 N
Plain City, UT 84404

Matthew C. McBride

4465 W 1650 N, Plain City, UT
801.726.5885

Education

Utah State University - B.S., Civil Engineering, 1998
University of Wyoming - M.S., Structural Engineering, 1999

Professional Experience

ARW Engineers, Ogden, Utah - 2000 to Present

Community Experience

- Perry City Planning Commission – 2004 to 2007
Served on the Perry City Planning Commission for 3 years, with the last year as the Vice-Chair. Participated in preparing a new General Plan for the city and updating several sections of the subdivision ordinance.
- Plain City Planning Commission – 2009-2012
Served on the Plain City Planning Commission for 3 years. Participated in preparing an update to the General Plan for Plain City.



Letter of interest for Planning Commission

From gary westergard <westergard1111@yahoo.com>

Date Thu 1/22/2026 10:35 AM

To Diane Hirschi <dianeh@plaincityutah.gov>

Dear Mayor and Members of the City Council,

I am writing to express my interest in serving on the Plain City Planning Commission. I have a strong background in land use, development, and municipal regulations, and I would welcome the opportunity to continue serving the community in this role.

I have many years of experience working with developers and subdivisions and am familiar with the rules and regulations that govern cities and counties. This experience has given me a practical understanding of zoning, planning standards, and the importance of balancing growth with the long-term vision and character of the community.

In addition, I have served two rotations on the Board of Adjustments. Through that service, I gained valuable experience reviewing applications, interpreting ordinances, listening to public input, and making decisions that are fair, consistent, and grounded in city code. I understand the responsibility that comes with these roles and the importance of thoughtful, well-reasoned decision-making.

I care deeply about Plain City and its future. I believe my experience, familiarity with local processes, and commitment to responsible planning would allow me to contribute positively to the Planning Commission and support the City Council's goals.

Thank you for your time and consideration. I would be honored to serve and am happy to provide any additional information or meet to discuss my interest further.

Sincerely,

**Gary Westergard
2274 N 4275 W
Plain City, UT 84404
801-388-0828**