

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
June 18, 2026

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, June 18, 2026 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Phil Meyer, Councilmembers Adam Favero, Rachael Beal, Jed Jenkins and Jan Wilson
Excused: Councilmember Luigi Panunzio
Staff: Brandan Quinney, Dan Schuler, Diane Hirschi, Stacy Adams, Colette Doxey, Daniel Martoma
Present: Lt. Horton, Ryan Child, Ashlee Cawley, Rob Ortega, Gary Westergard
Zoom: Michale Miller, Mike Phillips, Melinda Jensen

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

Approval of Minutes May 21, 2026 and June 4, 2026

Councilmember Jenkins moved to approve the work meeting and regular minutes from May 21, 2026 and meeting minutes from June 4, 2026 as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.

Mayor Meyer introduced Daniel Martoma, the City's new part-time planner. Mr. Martoma detailed his experience working in Reno, Nevada on their planning staff and his background in Florida and Idaho. He informed the Council that he has recently found local housing and he will be available for the City's immediate needs.

Comments: Public

On Zoom: Melinda Jensen reported excessive watering at the West Park on North Plain City Road, stating sprinklers were running for over an hour in the same spot during daylight. Public Works Director Dan Schuler clarified the city has not yet accepted maintenance of that park and it remains the responsibility of Nilson Homes and confirmed he has already notified the developer to correct the issue.

Report from Planning Commission

Commissioner Westergaard presented the Planning Commission report, outlining their past meeting. They set two public hearings are scheduled for July 9, 2026 regarding amendments to the Chapter 9 Development Agreement Ordinance and the temporary suspension of overlays and rezones pending the completion of the General Plan. The Commission also tabled a few items on the agenda. DADU Units for further engineering review regarding setbacks. Wasatch Peaks Credit Union Sign due to concerns over height (estimated 10 feet taller) and backlighting/LED screen brightness. Sage Creek Phase 1 because the developer lacked official will-serve letters from Pineview and Bona Vista regarding secondary water service. Gun Range Rezone, the Planning Commission recommended rezoning the proposed 25-acre gun range property as A-2 Agricultural with a Conditional Use Permit rather than C-2 Commercial. The Commission reasoned that a C-2 rezone would stay Commercial forever, allowing retail or storage sheds to remain if the non-profit gun range fails. An A-2 rezone with a Conditional Use Permit ensures that if the specific use, (gun range) ceases, the permit expires and the city retains control over the land use.

Public Hearing -Final Adjustments to the 2025-26 City Budgets

Councilmember Jenkins moved to open the public hearing to discuss Final Adjustments to the 2025-26 City Budgets. Councilmember Beal seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. There were no comments from the public. Councilmember Favero moved to close the public hearing. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye.

Public Hearing - Consideration of Municipal Officer Schedule

Councilmember Wilson moved to open the public hearing to discuss consideration of municipal officer schedule. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. There were no comments from the public. Councilmember Jenkins moved to close the public hearing. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye.

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Public Hearing - Final Acceptance to the 2026-27 City Budgets

Councilmember Beal moved to open the public hearing to discuss final acceptance to the 2026-27 City budgets.

Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. There were no comments from the public. **Councilmember Jenkins moved to close the public hearing. Councilmember Beal seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye.**

Report - 4th of July Update

Colette Doxey presented the 4th of July holiday event schedule noting the City's and America 250 themes. Junior Queen Contest, June 19-20, Pickleball Tournament, June 27, Baby Contest, June 27, Movie in the Park, June 27, Spirit: Stallion of the Cimarron, Concert in the park on July 3rd with Rodney Atkins and Patriotic kickoff with local 11-year-old Casey McKean, Parade on July 4, \$250 prize for floats best depicting America 250 and Fish Scramble, stocked with out-of-state fish and ice added to pond for cooling. The flag ceremony has been moved to the July 3rd concert to increase public engagement, as morning attendance on the 4th has historically been low. Also to try to manage unwanted behavior and enforce City standards, the Weber County Sheriff's Department will provide on-foot patrols throughout the park during festivities. Plain City Patriot News will be hand delivered to residents starting this weekend and posted on the website, social media and available at City Hall. Mayor Meyer asked the Council and staff to give Colette a round of applause for all she does for the 4th of July celebrations.

Discussion/Motion – Agreement - Ogden Transfer Station

Ashlee Cawley of Republic Services presented disposal options starting July 1, 2026. The Council evaluated a 1-year agreement at \$49/ton versus a 2-year agreement at \$48/ton. The Council noted the critical requirement for a 90-day written notice for contract termination or non-renewal. **Councilmember Favero moved to approve the Ogden Transfer Station two-year agreement. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal and Wilson voted aye. The motion carried. Councilmember Jenkins recused himself from vote.**

Discussion/Motion - Approval of Certified Tax Rate at 0.002227

Ryan Child discussed the certified tax rate for the City. The City's total valuation rose to \$1.036 billion, an increase of approximately 70 million. Consequently, the certified tax rate will decrease to 0.002227. This adjustment ensures the city receives the same revenue as the previous year, plus \$7,200 in revenue generated from new growth. Councilmembers discussed the necessity of responsible leadership, noting that keeping rates stagnant for 10-20 years eventually forces future councils to implement massive 50% tax hikes to cover inflation and rising public safety costs (Sheriff's Office contract increases). The Council expressed a preference for small, incremental adjustments to maintain the City's financial health. **Councilmember Wilson moved to approve the certified tax rate at 0.002227. Councilmember Favero seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.**

Discussion/Motion - Approval of Fraud Risk Assessment

The City earned a score of 335, maintaining its low-risk status. This score reflects the City's adherence to state standards for separation of duties and professional training for staff and elected officials. **Councilmember Favero moved to approve the fraud risk assessment as presented. Councilmember Beal seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.**

Discussion/Motion - Resolution – Final Adjustments to the 2025-26 City Budgets

This is the budget year ending June 30, 2026. **Councilmember Beal moved to approve Resolution #2026-04 with the final adjustments to the 2025-26 City Budgets as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.**

Discussion/Motion - Ordinance – Final Acceptance to the 2026-27 Budgets and Exhibits

Councilmember Beal asked about adding or reallocating a line item under Emergency Preparedness for a possible enclosed trailer for CERT supply trailer to use for emergencies. The Council agreed and Ryan made note of the change. **Councilmember Favero moved to approve Ordinance #2026-08 giving final acceptance to the 2026-27 Budgets and Exhibits as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.**

Motion: Approval of Business Licenses

Solicitor

Southwestern Advantage Books

Door to Door Book Sales

Saskia Jalajas

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New Home Occupation

Velox People Solutions

HR Consulting

Faith Barela

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

Motion: Approval of Warrant Register

See warrant register dated 6/1/2026 - 6/16/2026. **Councilmember Jenkins moved to approve the warrant register for 6/1/2026 to 6/16/2026. Councilmember Wilson seconded the motion. Councilmembers Favero, Beal, Jenkins and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Favero noted to have a good celebration and stay safe out there.

Councilmember Beal stated the service project for Mason's bench turned out great. We will have a bench that was made by our residents and will be able to buy raffle tickets on the day of the car show and on the 4th of July. They have chosen to donate all proceeds to Fremont's Hope Squad, which is 100% anti-bullying and mental health awareness. Also, going to do a time capsule on the 4th of July and will get yearbooks from all of the local schools. So, in 25 years, you've written a note to yourself 25 years in the future, photos from our residents. It's the 30th anniversary of Pokémon, so will add those and things that represent things about 2026. Planning an art show in the fall, continuing to celebrate Americas 250th birthday and celebrating America.

Councilmember Jenkins stated thank you from the Lions Club for always allowing the fundraiser for July 3rd. The Lion's Club has served Plain City for many, many decades. I, myself, am a third-generation Lions Club member.

Councilmember Wilson wanted to just say that Colette is amazing for all she does for the 4th of July celebrations, she does so much with not a lot of staff.

Mayor Meyer asked the Council about the parade float and logistics of decorations and setup. General Plan next update planned for July 23rd meeting, Mike will have info from the survey responses. The paving of 2200 N is finished and you can drive all the way up. It is a historic day in Plain City. Construction notices will go out to residents on 3600 W with info and a QR code for real time updates and contact info. Happy to have a city planner on staff.

At 7:59 p.m. Councilmember Favero moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

Mayor

City Recorder

Date approved _____



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

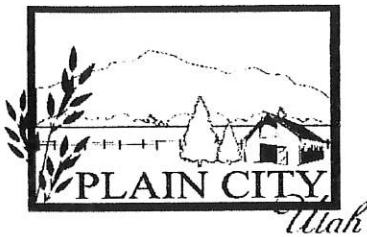
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: June 18, 2026

Subject: Diamond E Subdivision, Phase 2 - Final Acceptance

We have reviewed the Final Acceptance request for the Diamond E Subdivision, Phase 2. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works. Consequently, we recommend the subject development be granted Final Acceptance.

Once Final Acceptance is granted, all remaining escrow funds can be released to the Developer. If you have any questions or require additional information, feel free to contact me.



5/20/2026

RE: Final Acceptance request

Subdivision: Diamond E Phase 2 Subdivision

Approx. Address: 2600 North 3200 West, Plain City Utah.

Final Acceptance request

Developer is requesting final acceptance. I conducted my field inspection on 5/18/2026 finding no issues with any of the city improvements under the year warranty, at this time I recommend the city to end the 1-year warranty phase and grant final acceptance, releasing the remainder escrow amounts, plus the 10% contingency.

if you have any questions or concerns, please give me a call.

DANIEL SCHULER

Public Works Director

4160 W 2200 N

Plain City Ut 84404

385-466-1079

dans@plaincityutah.org



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

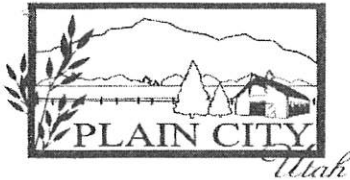
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: July 8, 2026

Subject: Palmer Heritage Subdivision - Final Acceptance

We have reviewed the Final Acceptance request for the Palmer Heritage Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works. Consequently, we recommend the subject development be granted Final Acceptance.

It is our understanding that the Developer owes Plain City \$7,866.00 as a reimbursement for asphalt surface treatment. Once Final Acceptance is granted, with the exception of the amount indicated above, all other remaining escrow funds can be released to the Developer. Prior to releasing the funds, the \$7,866.00 should be paid to Plain City. If you have any questions or require additional information, feel free to contact me.



7/12/2026

RE: Palmer Heritage Subdivision

Developer: Cody Rhees

Subject: Final Acceptance request

I have reviewed the Final Acceptance request and conducted a Field inspection for Palmer Heritage Subdivision, on 7/1/2026 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.

No change to settling at this time.

The Developer is requesting Final Acceptance. I recommend Final Acceptance ending the one-year warranty period.

Releasing remaining 10% contingency and paying the city for the surface treatment that was completed in 2025 out of the 10%. Any questions please call.

Sincerely,

Daniel Schuler

Public Works/Parks Director/Code Enforcement

Plain City Corp.

385-466-1079

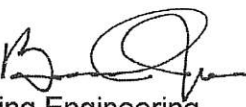
dans@plaincityutah.org

4100 W. 2200 N. • Plain City, Utah 84404 • (801) 731-4908 • Fax: (801) 731-8619



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

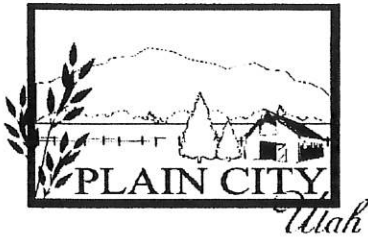
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: July 8, 2026

Subject: Skeen Subdivision - Final Acceptance

We have reviewed the Final Acceptance request for the Skeen Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works. Consequently, we recommend the subject development be granted Final Acceptance.

It is our understanding that the Developer owes Plain City \$6,204.00 as a reimbursement for street lights. Once Final Acceptance is granted, with the exception of the amount indicated above, all other remaining escrow funds can be released to the Developer. Prior to releasing the funds, the \$6,204.00 should be paid to Plain City. If you have any questions or require additional information, feel free to contact me.



7/13/2026

RE: Final Acceptance request

Subdivision: Skeens Subdivision

Approx. Address: 2200 North 3600 West, Plain City Utah.

Final Acceptance request

Developer has requested final acceptance, now that the 3600 West project has commenced.

I conducted a field inspection on 7/2/2026 finding no issues with any of the city improvements installed. At this time, I recommend the city to end the warranty phase and grant final acceptance, releasing the remainder escrow amounts, plus the 10% contingency, paying to the city **\$6,204.00** for the street lights installed in 2025 out of the escrow amount.

If you have any questions or concerns, please give me a call.

DANIEL SCHULER

Public Works/Parks Director/Code Enforcement

4160 W 2200 N

Plain City Ut 84404

385-466-1079

dans@plaincityutah.org



Outlook

Suspend Overlays and Rezones

From Tammy Folkman <tammyf@plaincityutah.gov>

Date Fri 7/10/2026 10:53 AM

To Diane Hirschi <dianeh@plaincityutah.gov>

I wasn't sure how to do this one. Here is the motion.

- Discussion/Motion: Suspend overlays and rezones until the completion of the General Plan
Commissioner Skeen motioned to recommend to suspend overlays and rezones until
the completion of the General Plan. Commissioner Westergard seconded the motion.
Commissioners Skeen, Ortega, Westergard and Chairman Maw voted aye.
Commissioner McBride voted nay.

Thanks

Tammy Folkman

Land Use Specialist

Plain City Corporation

4160 W 2200 N

Plain City, UT 84404

tammyf@plaincityutah.gov

801-731-4908

*May I never get too busy in my own affairs that I fail to respond
to the needs of others with kindness and compassion.*

Thomas Jefferson

ORDINANCE NO. _____

AN ORDINANCE PLAIN CITY SUSPENDING ALL REZONE AND OVERLAY ZONE APPROVALS UNTIL THE CITY ADOPTS ITS NEW GENERAL PLAN

WHEREAS, Plain City (City) is currently in the process of comprehensively amending its General Plan to facilitate the unprecedented rate of new growth and development; and

WHEREAS, the Plain City Council finds that the current version of the General Plan does not adequately meet the current and upcoming needs of this growing community; and

WHEREAS, the City Council finds that it is in the interest of the general welfare of city residents to suspend all rezones and new overlay zones until the General Plan has been updated; and

WHEREAS, pursuant to Title 10, Chapter 20, Section 101, Utah Code Annotated, a municipality may enact all ordinances... that the municipality considers necessary or appropriate for the use and development of land within the municipality.

NOW THEREFORE, BE IT ORDAINED by the City Council of Plain City the following:

1. Rezoning and overlay zone approvals are SUSPENDED until the General Plan update has been completed; and
2. This suspension does not apply to applications that were completed prior to the date that that ordinance was enacted, although the City Council reserves its inherent authority to approve or deny such applications in accordance with other laws and ordinances.

SO ORDAINED by the Plain City Council this 16th day of July 2026.

ON BEHALF OF PLAIN CITY:

ATTEST:

by: _____
Mayor – Phil Meyer

City Recorder, Diane Hirschi

Vote of City Council

Yes No

___ ___ Council Member Favero
___ ___ Council Member Beal
___ ___ Council Member Jenkins
___ ___ Council Member Wilson
___ ___ Council Member Panunzio