

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
October 1, 2026

The City Council of Plain City convened a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, October 1, 2026, also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Phil Meyer, Councilmembers Adam Favero, Jed Jenkins, Jan Wilson and Luigi Panunzio
Excused: Councilmember Rachael Beal
Staff: Diane Hirschi, Stacy Adams, Dan Schuler, Brandan Quinney
Present: Lt. Horton, Lt. Creager, Craig Jensen, Rob Ortega, Gary Westergard, Josh Ableman, Wyatt Taylor, Gabriel Martinez, Afton Hunt, Mason Peterson, Aliyah Francom, Brent Cottle, Con Wilcox
Zoom: Travis Pay, Michael Miller, Cheryl Bell, Samsung SM S938U, Samsung SMX800

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

Mayor Meyer welcomed those attending in person, including student visitors, and those attending via Zoom.

Approval of Minutes September 17, 2026

Councilmember Jenkins moved to approve the regular & work meeting minutes from September 17, 2026.

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

Mayor Announcements:

Mayor Meyer recognized Lt. Horton, who has served Plain City for about eight years. Lt. Horton stated that, as part of a reorganization at the Weber County Sheriff's Office, he is being moved to other duties and that Lt. Creager will replace him. Lt. Creager introduced himself, stating that he grew up in Plain City, graduated from Fremont High School, and has moved back to Plain City with his family. He also covers Ogden Valley and Hooper, and Hooper meets on the same night as Plain City, so he will balance his time between the two.

Mayor Meyer announced that City Planner Daniel Martoma has been offered a paid fellowship grant for his master's degree and has decided to accept it so he can focus on completing the degree. The Mayor stated that more information on a City Planner position would be discussed toward the end of the meeting.

Comments: Public

No comments were offered in person or via Zoom.

Report from Planning Commission

Commissioner Ortega reported that the Planning Commission's most recent meeting had a single agenda item, the Blue Grass Estates Subdivision, which took a couple of hours of discussion, and was followed by a work meeting. He asked Commissioner Westergard to explain the Commission's position on Blue Grass. Commissioner Westergard stated that the application first came to the Commission as a subdivision amendment, and the Commission left the remainder piece behind the existing home as a remainder parcel. The Commission's motion did not address curb, gutter and sidewalk and should have required them, deferred them, or requested a waiver from the City Council, so the item had to return to the Commission. When it returned, the application had changed to include a road and curb, gutter and sidewalk on both sides of the home, turning the non-buildable remainder parcel into a lot that could yield as many as seven lots. The Commission recommended denial, which he believed was unanimous, because it did not wish to see a 30-foot road leading to as many as seven lots approved in Plain City. Mayor Meyer expressed disappointment that some Planning Commission members had personally criticized City staff, Public Works, the office staff and the City Council, and asked that disagreements be discussed without personal criticism, with personal concerns raised outside of public meetings. Commissioner Westergard agreed and explained that there had been frustration because the revised application returned to the Commission in a very short time and differed from the original motion.

Discussion/Motion: Blue Grass Estates Subdivision 2nd Amendment – RE-20 – 2800 N 3800 W (2 lots)

Craig Jensen stated that he is dividing a lot in the Blue Grass Estates Subdivision in order to sell the existing house, that he has met with City Planner several times and has made the changes recommended, and that this was the fourth meeting he had attended on the application. His one question was why a dedicated strip approximately 30 feet wide by 280 feet long must be

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given to the City now rather than deferred, as the curb, gutter and sidewalk improvements would be. He stated he would comply with whatever the Council required and wanted to close on the sale of the house, delayed since July 30. Councilmember Favero asked that City Planner's recommendation be stated for the record and noted that this was the first time the City Council had really discussed the matter and that City Planner and the Planning Commission had considered it previously. City Planner's recommendation was to require civil improvements under a deferral agreement until Lot 5 is further subdivided and to dedicate the 30-foot right-of-way to the city now. Councilmember Jenkins stated he favored deferring both the improvements and the dedication, noting that the Council has approved subdivisions on 30-foot roads before and that requiring the road now could allow six or seven homes on the back lot. Discussion followed on making sure the road, which is on the City's future transportation plan, is secured when Lot 5 is subdivided. City Attorney Quinney read the applicable City Code. Section 11-5-3(A)(1) provides that no subdivision shall be approved unless the area to be platted has frontage on and access from an improved and dedicated City street, and allows the City Council, after a recommendation from the Planning Commission, to provide otherwise for the street improvements. He interpreted this to mean that the dedication must occur when the subdivision is approved, but that construction of the improvements may be deferred at the Council's discretion through a deferral agreement with a defined trigger point, such as a further subdivision or a building permit. He stated that Section 11-2-10 applies the same procedures to the re-subdivision of land, and that the Planning Commission lacks authority to approve a subdivision amendment, which is why its earlier approval was invalid and the item came to the Council. He further stated that the City Engineer recommended 30 feet as sufficient for an undeveloped lot (the Public Works Standards call for 60 feet in a subdivision), and that a turnaround would be needed at the end of the 100-foot frontage if Lot 5 is developed. He noted that the draft deferral agreement made the improvements due upon the City's request and stated that a more specific trigger point is needed. Mr. Jensen stated he was agreeable to trigger points of the future road being built, or his building on or further subdividing Lot 5. Councilmembers asked whether the Council could waive the dedication requirement; City Attorney Quinney responded that the Code's exception applies only to the improvements and cautioned against waiving code requirements.

Councilmember Jenkins moved to approve the subdivision with Lot 5 designated a remainder parcel and to grant a waiver of the frontage requirement and of immediate road work. Councilmember Wilson seconded the motion; the second was then withdrawn, no other second was offered, and the motion failed for lack of a second. City Attorney Quinney advised that approving a remainder parcel would require a revised plat, including a remainder-parcel note under Section 11-2-17, to be reviewed by the Planning Commission and City Engineer and brought back to the Council as a remainder parcel is not eligible for residential building until a subdivision lot is approved with the required improvements. Mr. Jensen expressed frustration at the repeated process and stated he would do whatever the Council required. Commissioner Ableman stated that the alternative would be to remove 2800 North from the plat, grant a waiver of the required frontage and designate Lot 5 a remainder parcel that could not be developed without a new subdivision application and a road. City Attorney Quinney read Section 11-5-2(E)(1), under which the City does not favor flag lots and they may not be created by subdividing property, and the Code definitions of flag lot and lot; discussion followed on whether a remainder parcel is a lot subject to the flag-lot prohibition. He noted that the Council could approve a remainder parcel, which would defer the matter, or approve the amendment as proposed. **Councilmember Favero moved to approve the Blue Grass Estates Subdivision 2nd Amendment as proposed, with a deferral agreement for the public infrastructure improvements, the trigger points for installation being (1) an application to subdivide Lot 5, or (2) construction of 2800 North by the City for other reasons, and with an added condition allowing the option of a single-family residence occupancy on Lot 5. Councilmember Favero clarified that the dedication of the right-of-way would occur when the plat is signed, as with any subdivision, and that only the public improvements were deferred. Councilmember Wilson seconded the motion. A roll call vote was taken. Councilmembers Favero and Wilson voted aye, Councilmembers Jenkins and Panunzio voted nay. Mayor Meyer cast the tie-breaking vote in favor. The motion carried.**

The Council took a short recess of approximately five minutes and reconvened.

Discussion/Motion: Approval of Franchise Agreement Addendum for Strata Networks

City Attorney Quinney stated that the item had been on previous agendas and that the only change was the addition of an agreed franchise fee of 3.5% of all sales, which is the maximum permitted by state code. **Councilmember Favero moved to approve the Franchise Agreement Addendum for Strata Networks. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

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Discussion/Motion: Ordinance – Annexation of Certain Parcels of Unincorporated Weber County

Mayor Meyer stated that the annexation had been discussed a few months earlier and that the City had agreed to move forward with the annexation after the County approved improvements the road on 2200 N. There were no questions or discussion.

Councilmember Jenkins moved to approve Ordinance 2026-12, Annexation of Certain Parcels of Unincorporated Weber County. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, Wilson and Panunzio voted aye. The motion carried.

Discussion/Motion: Set Public Hearing - Oct 15 – Proposed Increase of Monthly Storm Water Utility Fee Per Audit Report

Mayor Meyer stated that the proposed increase follows the audit report on the storm drain user fee and had been discussed over two budget cycles and at several meetings and details will be discussed at the public hearing. **Councilmember Jenkins moved**

to set a public hearing on October 15 on the proposed increase of the monthly Storm Water Utility Fee per the audit report. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, Wilson and Panunzio voted aye. The motion carried.

Discussion/Motion: Approval of Additional Funds (\$1,500) For New Truck Purchase

Dan Schuler stated that the 2023 Ford F-150 the Council had previously approved was sold by the dealer before the purchase paperwork was completed. With help from Councilmember Favero, he located a comparable 2023 Ford F-150 XLT from Roy City's surplus fleet with 24,000 miles (the original truck had 46,000), toolboxes, a bed liner and a tonneau cover, for \$1,500 more, for a total cost of \$35,500. The truck does not have amber warning lights and the seller is holding it pending Council action. **Councilmember Wilson moved to approve additional funds (\$1,500) for the new truck purchase. Councilmember Panunzio seconded the motion. Councilmembers Favero, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Motion: Approval of Business Licenses

Batch & Bottle Limited Co	4571 W 2200 N	Jocelyn Thornburg	Home Bakery & Cafe
Paw Spa Grooming	4080 W 2600 N	Michelle Myers	Dog Bathing & Grooming

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

Motion: Approval of Warrant Register

Councilmember Jenkins asked a question about the C&B Asphalt invoice for walking trail repair (approximately \$23,000), Dan Schuler explained that the work removed asphalt along the west side of the trail where tree roots were coming through, cut out the roots and resurfaced, which was more than crack sealing. It was planned for the last budget year, but the invoice was not received until now. **Councilmember Favero moved to approve the Warrant Register for 9/16/2026 - 9/30/2026.**

Councilmember Wilson seconded the motion. A roll call vote was taken. Councilmembers Favero, Jenkins, Wilson and Panunzio voted yes. The motion carried.

Report from City Council

Councilmember Favero reported on two meetings. At a UDOT meeting on SR-177, UDOT stated it is working with all affected jurisdictions on an alignment and hopes to have one around the first of the year; timing of construction is not known. At the Wasatch Front Regional Council meeting, which focused on the planning side of City functions, advanced air mobility was discussed (a UDOT team is working on electric drone and air-taxi service for packages and passengers), along with the statement that transportation problems cannot be solved by building roads alone; active transportation and jobs within the City must also be considered. He asked that this be kept in mind during the general plan process.

Councilmember Beal (excused): update given by Councilmember Wilson: a CPR class is scheduled for October 10 at 6 p.m. no one has signed up yet, and it will be cancelled or rescheduled if there is not enough interest.

Councilmember Jenkins stated nothing to report.

Councilmember Wilson stated nothing to report other than that Recreation is booming.

Councilmember Panunzio stated nothing to report.

Mayor Meyer thanked the Council and staff and expressed appreciation for the respectful debate during the meeting. He thanked City Attorney Quinney for stepping in following the loss of the City Planner. The Mayor stated the City needs a new planner, that a part-time planner had presented a number of issues, and recommended exploring a full-time City Planner and asked Diane to assist and noted that money set aside for special projects might cover some staff expenses. Councilmembers discussed hiring a full-time planner and that a full-time planner could research difficult issues in advance and help complete the future land use map, that Plain City will grow and planning lets the City manage that growth, and, tongue-in-cheek, that the

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pace of development is not controlled by planner staffing. The Mayor also reported that he and Diane attended the IHC groundbreaking on September 30, where he gave brief remarks, and thanked Diane Hirschi and staff.

Diane Hirschi stated that the general plan open house, previously discussed for November 19th, is proposed for Monday, October 26th, because Mike Hansen is concerned about completing the plan with only one Council meeting in December. The open house cannot be held downstairs because that room is scheduled so it will be held in the Chambers. No conflicts with October 26th were raised.

Dan Schuler stated that the intersection of 2200 North and 3600 West, which is completely closed while storm drain is installed at all corners, is scheduled to reopen on October 12th. The contractor had bid 80 days and has requested additional days, now 86 days, so anticipated completion of the project is October 21st.

At 8:31 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

Mayor

City Recorder

Date approved _____

RESOLUTION NO.

A RESOLUTION AMENDING THE STORM SEWER UTILITY FEE

WHEREAS, the City of Plain City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and;

WHEREAS, under UCA §10-3-717, the governing body of the City may exercise all administrative powers by resolutions, including establishing storm sewer rates; and;

WHEREAS, The City passed and adopted Ordinance 2003-003 on May 15, 2003 whereby the collection of a storm sewer utility fee was authorized; and,

WHEREAS, Pursuant to this Ordinance, the storm sewer utility fee is to be set by resolution; and;

WHEREAS, on May 19, 2016, in Resolution #2016-07, the City Council adopted the monthly storm sewer utility fee at \$5 per month for each property billed for residential and at the rate of \$5 for every 2,800 square feet of impervious surface for commercial property; and;

WHEREAS, the City Council finds that this storm sewer utility fee should be increased to account for the increased costs of maintaining the City's storm sewer system.

NOW, THEREFORE, Be It Resolved by the City Council of Plain City, Utah, as follows:

1. The City's storm sewer utility fee shall be _____ per month from each residential property, and _____ for every 2,800 square feet of impervious surface for commercial property in the City.
2. This new fee shall take effect for the month of _____, 2026.
3. Bona Vista will collect the fee with the other utility bills that are sent out to residents each month.
4. The Mayor and City Staff are authorized to take the necessary steps to implement the directions of this resolution.

PASSED AND APPROVED by the Plain City Council this _____ day of _____, 2026.

Voting:

Council Member Favero	_____
Council Member Beal	_____
Council Member Jenkins	_____
Council Member Wilson	_____
Council Member Panunzio	_____

MAYOR OF PLAIN CITY

ATTEST:

City Recorder

Storm Drain User Fee Analysis

Break-even rate analysis based on current revenues, users, interest earnings, and operating costs

INPUTS & ASSUMPTIONS

Input	Amount
Current monthly residential rate	\$5.00
Number of residential users	2,941
Annual user fee revenue (incl. commercial)	\$217,000
Annual interest earnings	\$35,000
Annual operating expenses	\$410,000
Depreciation included in operating expenses	\$135,000

BREAK-EVEN ANALYSIS

Metric	Full-Cost Basis
Operating expenses	\$410,000
Less: depreciation	-
Cash operating expenses	\$410,000
Less: interest earnings	\$35,000
Required annual user fee revenue	\$375,000
Current annual user fee revenue	\$217,000
Required revenue increase	\$158,000
Required monthly rate	\$8.64
Monthly rate increase	\$3.64

SENSITIVITY — IF COMMERCIAL REVENUE IS HELD CONSTANT

Metric	Full-Cost Basis
Estimated current residential revenue	\$176,460
Estimated commercial revenue	\$40,540
Required residential revenue	\$334,460
Required monthly residential rate	\$9.48
Monthly rate increase	\$4.48
Annual increase per residential user	\$53.72

SUMMARY

For full accounting break-even (including depreciation), the monthly residential rate is approximately \$8.64, an increase of \$3.64 per month, if commercial fees move proportionately. If commercial revenue remains fixed, the required residential rate is approximately \$9.48.

WEBER BASIN LAND AND LIVESTOCK REZONE
Approximately 4700-5100 W and 2700-3100 N
Parcel No(s): 19-027-0007

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY AGRICULTURAL PROPERTY FROM AN A-1/A-2 ZONE TO A COMMERCIAL C-3 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY BETWEEN 4700 – 5100 W AND 2700 -3100 N.

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

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

1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as C-3:

A parcel of land, situate in the Southwest Quarter of Section 29, Township 7 North, Range 2 West, Salt Lake Base and Meridian, also being situated in Plain City, Weber County, Utah. Being more particularly described as follows: Beginning at the South Quarter Corner of said Section 29 and running thence: North 1,109.10 feet; thence West 485.00 feet; thence South 449.10 feet; thence West 835.00 feet; thence South 660.00 feet; thence East 1,320.00 feet to the Point of Beginning. Contains 1,089,013 square feet or 25.000 acres

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

Passed and ordered posted this ____ day of _____, 2026.

Mayor Phil Meyer

ATTEST:

City Recorder

NOTICE OF DECISION

Plain City, Weber County, Utah

On **October 8, 2026** the Plain City Planning Commission recommends

☐ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled ☒ Denied
of an application for **rezone of property at approx. 4700 -5100 W 2700-3100 N A-2 to C-3, Parcel 190270007.**

received from (Applicant): **Western Basin Land and Livestock (Amy Roskelley)**

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

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



City Official

*Condition(s)/Notes:

Commissioner Ableman motioned to recommend to City Council denial of the rezone of property at approx. 4700 -5100 W 2700-3100 N A-2 to C-3, Parcel 190270007.
Commissioner Ortega seconded the motion. Commissioners Ableman, Ortega, McBride, Skeen and Chairman Maw voted aye.

Zoning Amendment ApplicationLocation of Property 4700-5100 W, 2700-3100 N, Plain CityLand Serial Number(s) 190270007Request from Zone A-2 to Zone C-3**FEE: \$200.00****Date paid** 1-21-26 **Receipt #** 2038913*Property Owner Western Basin Land & Livestock LLC

Phone _____ Fax _____ Email _____

Mailing Address 5238 W 2150 N, Plain City Zip 84404Developer/Agent Brady Blackner, Jared Yeates Battle Forged Foundation (BFF) /
Joshua Yeates, AttorneyPhone 385-319-4275 Fax _____ Email brady@uintaprecisiontactical.comMailing Address 1309 N 2050 E, Layton Zip 84040LEGAL DESCRIPTION: Please Attach 25 PCB
TOTAL AREA - Acres or Square Feet: 50.51 acres7-13-26

At the time of submittal of application, 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?

Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

- **Current property owner(s) must sign application (see attached affidavit)**

AFFIDAVIT

PROPERTY OWNER

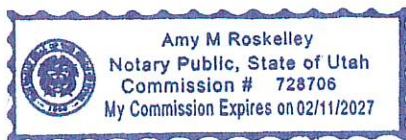
STATE OF UTAH)
) ss
 COUNTY OF WEBER)

I (we), Kami F. Marriott, 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.

Kami F. Marriott
 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 5th day of January, 2026.



Amy Roskelley
 (Notary)
 Residing in Weber County, Utah

My commission expires: 2-11-2027

AGENT AUTHORIZATION

I (we), Kami F. Marriott, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jared Yeates, Brady Badger or Battle Pargel 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.

[Signature]
 (Agent)

Kami F. Marriott
 (Property Owner)

 (Property Owner)

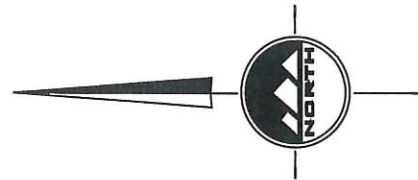
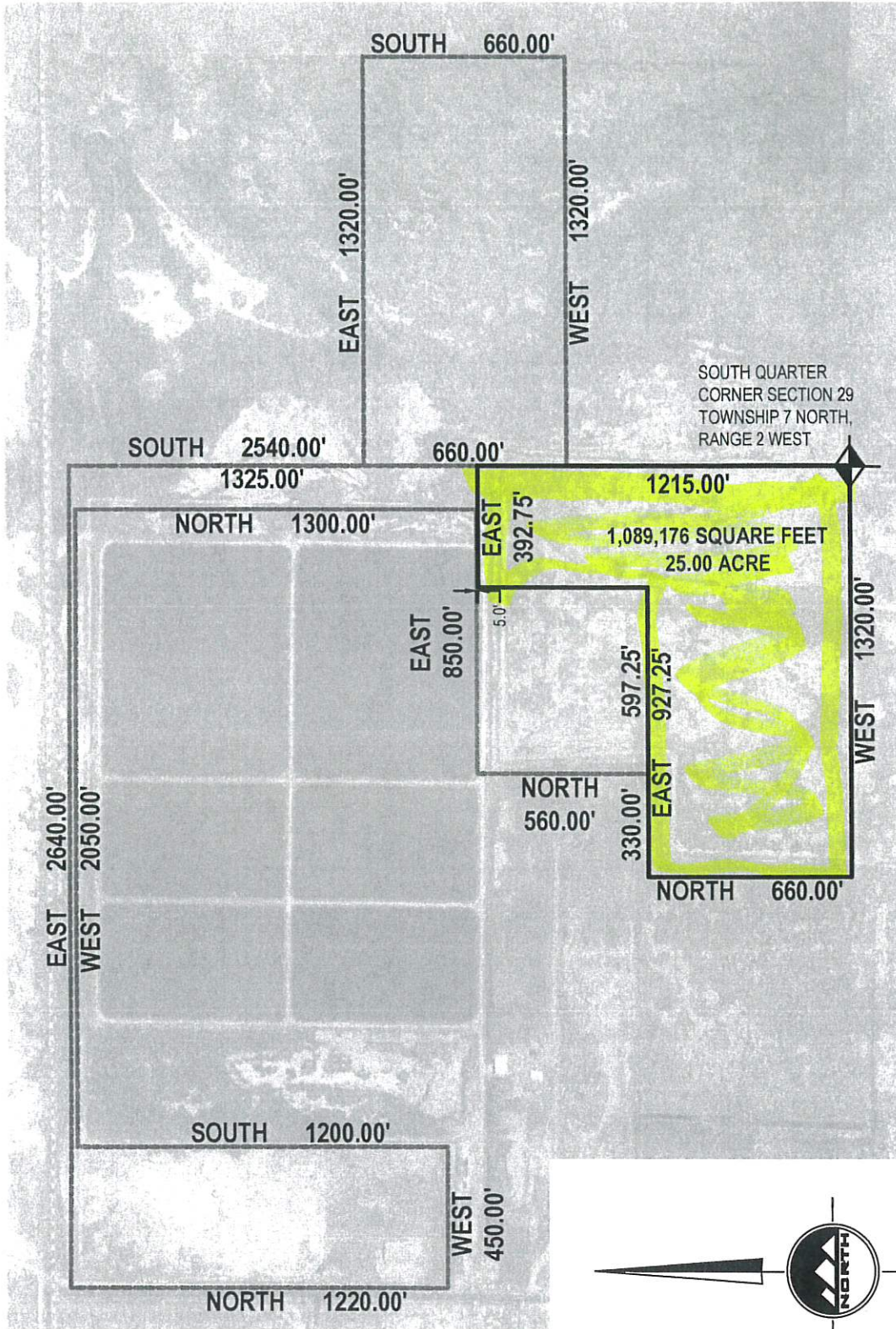
Dated this 5th day of January, 2026, personally appeared before me Kami F. Marriott, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Amy Roskelley
 (Notary)
 Residing in Weber County, Utah

My commission expires: 2-11-2027

EXHIBIT



PROJECT NUMBER
15081

PRINT DATE
2026-06-09

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
D. JUMAA

EXHIBIT

BOUNDARY ADJUSTMENT 19-027-0007 & 19-027-0005

PLAIN CITY, UTAH
BOUNDARY ADJUSTMENT



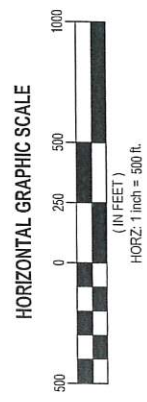
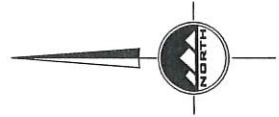
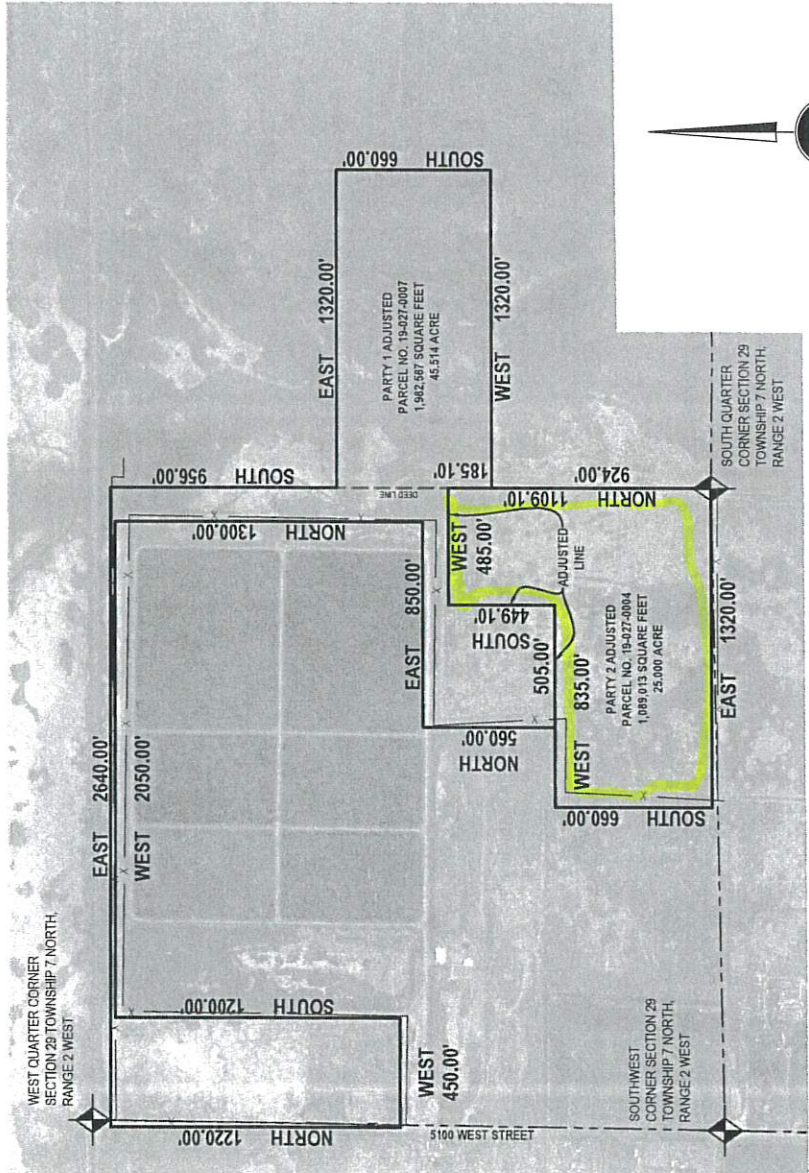
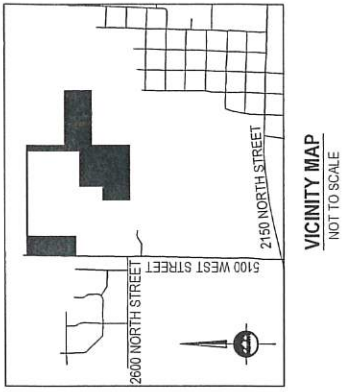
SANDY
Phone: 801.255.0929

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.695.1453

RICHFIELD
Phone: 435.896.2563

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM



PLAIN CITY COUNCIL
MINUTES OF WORK MEETING
May 21, 2026

Present: Mayor Phil Meyer, Councilmembers Adam Favero, Jed Jenkins and Luigi Panunzio and
Commissioners Jarod Maw, Duston Skeen, Rob Ortega, Gary Westergard
Excused: Councilmembers Jan Wilson and Rachael Beal
Staff: Brandan Quinney, Dan Schuler, Diane Hirschi, Stacy Adams
Present: Austin Jenkins, Becky Marin, Andrew Martin, Brady Blacker, Jared Yeates, Amy Roskelley
Via on Zoom: Commissioner Josh Ableman (@9:29pm)

Work Meeting starting at 8:20 pm

The Council convened into a work session to discuss Western Basin Land and Livestock Property for Shooting Range - approx. 4700-5100 W 2700-3100 N - A-2 to C-3 Zone.

The foundation representative stated the Battle Forge Foundation shooting range is a non-profit project focused on veterans and law enforcement training. The representatives proposed using Ballistic Management Systems (BMS) and baffles to direct noise upward and prevent stray bullets, adhering to NRA safety standards and mitigating concerns. The land owner expressed frustration at being penalized due to the proximity of the Weinger property, which is not yet approved for residential use. Also stating the land is seen as low-value land next to landfill and sewer ponds and proposed use is supported by surrounding owners. The land owner and representatives also expressed frustration on the long process to rezone their parcel despite all the steps and requirements the City has asked them to do. The land owner would like the city to possibly consider Light Industrial Park zones on the future general plan map.

The Council addressed the conflict between the shooting range and the neighboring Weinger property, slated for future residential development. The Council advised that the applicant would need to amend the original application to rezone 25 acres rather than the full 50-acre parcel. The Council discussed a state requirement to maintain a 1,000-foot buffer to protect the City from future litigation and resident complaints as the Weinger property develops. City Attorney Brandon clarified that the 1,000-foot state rule is a noticing requirement for new subdivisions, not a prohibition on the range itself. The Council instructed the applicant to coordinate with the Weinger property developers to connect road access at 2600 North (2700 N) to align with the City's master transportation plan. There was also a consensus that originally rezoning the entire 50 acres posed a risk to the city of unintended commercial uses should the shooting range project fail and concern over setting a land-use precedence for rezoning for Commercial uses.

To balance commercial use with land-use control, the Council directed to split the parcel and return with an amended application and a specific meet and bounds description for a refined 25-acre rezone to C-3 for the active shooting range area. This ensures the commercial zoning is limited strictly to the shooting range footprint, leaving the remaining parcel as A-2. The Planning Commission will then hold a new public hearing and approve or deny the rezone and then forward onto the City Council for final approval.

At 9:45 p.m. Councilmember Favero moved to adjourn the work meeting and was seconded by Councilmember Jenkins. The vote was unanimous.

Mayor

City Recorder

Date approved _____



Battle Forged Foundation
1309 N 2050 E
Layton, UT 84040

August 18, 2026

Plain City
4160 W 2200 N
Plain City, UT 84404

***Re: Zoning Amendment Application *UPDATED* - Western Basin Land & Livestock
25 Acres***

Dear Members of the Planning Commission,

In response to Battle Forged Foundation's (BFF) proposed use of the subject property for facilities (for training, education, counseling and therapy) and a shooting range, the Planning Commission (PC) recommended updating the conditional use provisions of the C-3 zone that recognized a shooting gallery to also include a gun range. The conditional use was adopted by the City Council on October 2, 2025. BFF applied for the C-3 zone designation, which zone request included more property in the request than was intended to be used by BFF. As result, and based on input from the commission and council, BFF adjusted its property lines to fit the request and is resubmitting the zone request to C-3. The proposed use was supported by the residents at the public hearing regarding the proposed use/zone and received no opposition. The Commercial designation is essential to the long-term use and growth of the BFF foundation and goals as it headquarters. As such, it will not only achieve the goals of Plain City's general plan, but will add tremendous value to the overall community.

Information and Background Previously Provided:

The designation for Future Land Use is dark green which is "Parks, Recreation, and Open Space". See General Plan, p. 34. The current zoning classification is A-2. The zone classification C-3 allows for the conditional use of the property for BFF's intended purpose and to be used as its headquarters and will be contiguous to the property owned by the City that is zoned C-3. As described in its Articles of Organization, BFF's "programs and services will provide unique and effective support to individuals affected by PTSD, suicidal tendencies, addiction, and other problems stemming from traumatic experiences, including, among other things, therapy from licensed professionals and partnerships for inpatient care. These efforts will be focused on military veterans, first responders and frontline workers but will include and offer its services to other types of traumatic incident survivors".



In order to fulfill this purpose and mission, BFF is acquiring the subject property as a charitable donation from the landowner who desires to support this worthy cause. The land will be used for two small buildings, parking and an outdoor shooting range. These facilities will provide training, education, counseling, therapy and other activities that will not only serve its members, but the community by offering its facilities when able to local law enforcement and other agencies and groups. These facilities and services will be constructed according to industry standards and with the appropriate sound and safety measures and shall be managed and supervised by trained professionals. This use/project serves the goals and policies as expressed in Plain City's General Plan and relevant portions of the General Plan that were considered in the use are included with this letter, which provisions we feel are consistent with the requested use.

Specifically, the facilities and range will serve the Plain City residents because they will be able to patronize the range and the fees and donations will serve charitable purposes and serve the foundation's purposes. The facilities will also be made available to the public to use for various uses. While the requested use will need a commercial designation, its use is similar and consistent with the general plan's land use designation as a park, recreation and open space and it will have aspects of each of these components. The events and programs will not create a heavy impact on the transportation system and the location is ideal because the City's property adjacent to it is zoned C-3 and the subject location is distant from much of the residential development, but close enough to connect to existing utilities and roads making the project feasible. Other than the City's landfill site mentioned, the remaining surrounding adjacent properties are undeveloped A-2. Public utilities and services are available at 5100 w and 2700 N. The estimated development schedule will depend on the donations that are made to the foundation but are estimated to be approved, designed and constructed by the end of 2028.

BFF looks forward to working with Plain City to achieve this important and key project that will change lives and serve many individuals affected by trauma serving our country and communities, as well the public by outreach to all trauma survivors and making its facilities available to the public.

Sincerely,

/s/ Brady Blackner

Brady Blackner, President
Battle Forged Foundation



From the Plain City General Plan

The following are issues to be considered in all land use decisions: p. 4

1. Overall Community Benefit – consider if the action provides an overall benefit to the community, helps to accomplish the goals of the General Plan, and can also be seen in the mutually supportive relationships of growth and development, economic development, housing, open space preservation, etc.
2. Compatibility – consider if the action emphasizes compatibility between the uses of land and represents a concern for the collective interests and rights of individuals to live, work, and enjoy recreation in an environment where the physical components are in harmony with each other.
3. Safety – consider if the action maintains the general health, safety and welfare of the public and is recognized as meeting the purpose and intent of planning.
4. Neighborhood Preservation – consider if the action preserves and protects existing and planned neighborhoods.
5. City Infrastructure – consider if the action preserves and maintains the City's existing and planned infrastructure or provides improvements and enhanced features. Consider significant natural, historic, and architectural features.

GOALS & OBJECTIVES

The goals and objectives of this General Plan were developed after discussions with representatives from the Planning Commission, City Council, community members on the Advisory Committee, stakeholders during the work session, and the public during workshops in the Spring.

OVERALL GOALS p. 5

1. Have the General Plan serve as a guide to all land use and growth decisions, particularly the Future Land Use Map and relevant objectives and actions of this plan.
2. Encourage a reasonable land use balance of the major land use categories of residential, commercial, light industrial and open space within the City.
3. Strive to make the City's land uses as compatible as possible with other adjacent and/or neighboring land uses in order to minimize the potential adverse effects of adjacent incompatible land uses.
4. Improve the development review process to ensure all development related applications submitted to the City comply with all adopted ordinances, rules, policies, and procedures.
5. Mitigate adverse impacts and promote benefits of annexing property and expanding city limits.
6. Strive to meet the housing needs of current and future residents.
7. Encourage economic development of appropriate scale that will generate tax revenue (to maintain or reduce future tax burden of citizens) and provide jobs.
8. Promote recreation, education, and community activities to enhance quality of life.
9. Plan and develop a cost-effective and safe transportation system that provides an adequate roadway network, potential for future transit options, and bicycle/pedestrian travel.



10. Preserve our History and our Heritage.

COMMERCIAL OBJECTIVES p. 6

1. Require appropriate landscaping (in terms of location and amount) in commercial zones to mitigate land use impacts, improve community aesthetics and enhance property values.
2. Provide a definite edge to a development and buffering between types of uses to protect the integrity of each use, e.g., between commercial and residential uses and between types of residential uses.
3. Encourage well designed and attractive commercial/industrial environments at appropriate locations, of appropriate scale, and compatible with adjacent land uses.

PUBLIC UTILITIES AND SERVICES OBJECTIVES p. 8

1. Protect water quality in Plain City by requiring and providing sewer services to existing development currently without sewer and new development wherever feasible.
2. Update Master Plans to ensure the community is safe and secure.
3. Improve and maintain a high standard of service for the administration of the affairs of City Hall.
4. Provide police and fire protection, water and sewer services, garbage collection, streets, flood control, snow removal, street lighting, and other services and facilities as needed and desired by the citizens of the City.
5. Ensure and support adequate public educational programs and an adequate number of schools within reasonable traveling distance for the City's residents.
6. Provide for the safety of everyone in the City by preventing, or adequately responding to, public safety emergencies resulting from both man-made and natural disasters.

p. 12

More trails and bike paths 23%

More parks, ball fields and places for recreation 19%

COMMERCIAL ACTION PLAN p. 23

Action: Clarify the purpose and intent of the transitional commercial zone in the Plain City Code: that industrial land uses may be adjacent residential uses when the use is high density residential and appropriate design mitigation measures are in place to reduce impacts and protect residents and/or when residential uses are separated by a buffer of open space and/or general commercial uses. High density residential uses may provide housing for employees of manufacturing and similar industrial uses and may be compatible provided the appropriate mitigations are in place.

Action: Prepare standards for high density residential in commercial zones that are consistent with the goals and objectives to provide adequate housing for all residents of Plain City and consistent with the design standards within those zones.