

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
NOVEMBER 19, 2020

The City Council of Plain City convened in a regular meeting at City Hall on Thursday, November 19, 2020, public was also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Buddy Sadler, Don Weston and Todd Skeen
Excused: Councilmember Rachael Beal
Staff Present: Diane Hirschi, Dan Schuler, Mike Kerswell, Brandon Richards
Present: Mark Staples
Attendance via Zoom: Rob Ortega, Jim and Carol Jean Beesley, Shawna Faulkner, Kathy Carver, Mesia Murphy, Kalley Murphy, Kathy Carver, Cody Rhees, Chris and Robyn Jackson, Angel Valquinto, Mauricio Valquinto, Lisa

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Skeen
Invocation/Moment of Silence: Councilmember Sadler

Approval of Minutes from November 5, 2020

Councilmember Sadler moved to approve the minutes from the regular meeting of the City Council on November 5, 2020 as presented. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.

Comments: Public

None presented.

Report from Planning Commission

Planning Commissioner, Shawna Faulkner reported that a public hearing was held for a zoning amendment (A-1 to RE-18.5) – Richard Skeen Property, approximately 3600 W 2200 N. She explained that the matter was tabled pending an appropriate dividing of the parcel, as only a portion is intended to be rezoned. She reported that a site plan for Boca Motors at the Roylies Building, approximately 2414 N 4350 W (Town Center) was approved. She indicated that review of the preliminary Palmer Heritage subdivision, 3975 W 2600 N was tabled because written comments from the City Engineer have not been received. She noted that correlating information from UDOT is outstanding and queries about sidewalk locations have yet to be settled. Councilmember Sadler informed that the proposed parking for Boca Motors extends into City property, according to the original Roylies Building site plan. He indicated that the former owners of Roylies agreed to designate the strip on the north side of the building, a no parking zone. Commissioner Faulkner suggested that the new owners may not be aware of the mentioned arrangement. Councilmember Sadler advised that parallel or angled parking along the north side of the unit would be preferable to the proposed layout. Building owner, Robyn Jackson stated that she was unaware of the parking restriction. She spoke of present plans to create angled parking on the north side. Mayor Beesley commented on historic parking conditions for all Roylies Building tenants, gas station customers and Confectionary patrons. Councilmember Sadler recommended that the Planning Commission reassess the proposed parking plan for Boca Motors.

Discussion/Motion: Miss Plain City Pageant

Former Mrs. Utah and local business owner, Kathy Carver acknowledged that reestablishing a Miss Plain City Pageant will be a large undertaking. She spoke of advantages the proposed pageant will afford citizens, in general. She introduced Kalley Murphy and her mother, Mesia Murphy; Kalley is a reigning First Runner-up to Miss North Ogden and eligible to represent Plain City at the Miss Utah Scholarship Competition. She explained that this representation would be voluntarily preset, without Plain City having to host a pageant, this year. She affirmed that, as the reigning Miss Plain City, Kalley would serve the community and blaze a path for young women who wish to share their talent, intelligence and poise as a force for good. She asserted that Kalley will be an inspiring representative. She remarked on scholarship opportunities provided through the Miss America organization. She added; the program is deeply committed to the development and empowerment of girls and young women to make the world a better place, with goals that include helping to advance the next generation in leadership positions in the workplace, community and country. She stated that she was involved in running the Miss North Ogden Pageant for six years. She mentioned that she ran the Weber County Cinderella Scholarship program, as well. Mayor Beesley proposed that the City enlist Kathy Carver to organize and execute the reestablishment of the Miss Plain City Pageant. He recognized her experience and accomplishments. He voiced endorsement of Kalley Murphy representing Plain City in the upcoming Miss Utah Scholarship Competition.

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Kalley Murphy expressed that she would be honored to serve as Miss Plain City and participate in the Miss Utah Pageant. She described her platform: "Change It Up - Trade It Up". She commented on life skills she has been able to hone as a participant in the Miss America scholarship program. She indicated that the girls of Plain City will certainly gain from having the program brought back. Mesia Murphy noted that the same leadership qualities instilled through Rodeo Queen associations are offered through involvement in this type of contest. She gave a personal account of how scholarship awards have helped to further her daughter's education and professional pursuits. Kalley Murphy emphasized that the pageants are not "Beauty Pageants" but "Scholarship Competitions". Kathy Carver touted the community service provided by all contestants, as they work on their platforms and give back as reigning representatives. She informed that reinstatement of the Miss Plain City Pageant would be paid for with contributions from the Miss North Ogden program, this year. She divulged the annual fee for participation in the Miss America program. She indicated that costs for running the pageant and funds for scholarships are in addition to that fee. Councilmember Allen pointed out that Kalley Murphy lives in unincorporated Weber County. He assumed that a contestant must live in the city she represents in a pageant. Kalley Murphy stated that the Miss North Ogden Pageant was opened to "non-residents" as a joint crown event. Councilmember Allen stated that Harrisville City left the scholarship pageant program because North Ogden received all the credit irrespective of Harrisville's contribution. He voiced concern over spending thousands of dollars for a program that may derive very few scholarship recipients. Kalley Murphy described unique pageant conditions resulting from the COVID-19 pandemic. Kathy Carver affirmed that there should have been a Miss Harrisville if Harrisville City paid to be represented in the Miss North Ogden Pageant. In answer to Councilmember Allen's inquiry, she anticipated that a minimum of twelve young women would sign up, annually, for the Miss Plain City Pageant in future years. She spoke of sponsorships and private fund raising that would cover most of the expenses. Mayor Beesley remarked on opening the boundary to participants from outside of Plain City. Councilmember Sadler took exception to giving a Miss Plain City crown to someone that doesn't live in the City. Mesia Murphy verified that North Ogden City does not fund any part of the Miss North Ogden Pageant, currently. Kathy Carver indicated that those directing and effecting the competition will do so voluntarily – in service to the community and the young women that stand to benefit from the event. She proposed that the City commit to pay the franchise fee, initially. Mayor Beesley summarized Kalley Murphy's offer to represent Plain City at the upcoming Miss Utah Scholarship Competition, to provide service to her citizens and assist in jumpstarting the reinstatement of a customary Miss Plain City Pageant. **Councilmember Allen moved to approve the Miss Plain City Pageant and the crowning of Kalley Murphy as Miss Plain City 2020, with a stipulation that future Miss Plain City Pageants be open to Plain City residents only. Councilmember Skeen seconded the motion. Councilmembers Allen and Skeen voted aye. Councilmembers Sadler and Weston voted nay. Mayor Beesley broke the tie with a vote of aye. The motion carried.**

Discussion/Motion: Approval of Development Agreement for West Park Subdivision

Councilmember Sadler suggested that Nilson Homes should comply with current Public Works Standards when they construct West Park improvements, instead of the Standards that were in place when the project was approved (which have been revised). Representing Nilson Homes, Mark Staples maintained that plans for the development have already been reviewed and approved. City Attorney, Brandon Richards indicated that the developer will be vested in the Public Works Standards that were in place when the subdivision was approved. Mayor Beesley requested that Nilson Homes consider some revised aspects within the updated Standards and comply with those stipulations where practicable. Mark Staples explained that project budgeting and engineering processes have been completed, by this time. Councilmember Sadler requested that installation of underground utility conduits (supplied by the City) be accomplished by the developer, as stipulated in the updated version of the Plain City Public Works Standards. Mark Staples described typical utility conduit installation practices, informing that the task is usually completed by associated utility companies, not by the developer. He agreed to install the conduit and add the provision to the Development Agreement for West Park Subdivision. Councilmember Sadler requested that specifics be added to the Development Agreement, regarding parking lot design and landscaping. Mark Staples noted that drawings of the finalized parking lot plan have been presented. He reasoned that Nilson Homes' relationship with Plain City will be long-term and genial. He affirmed that the company's goal is to produce a well-received product. He proposed that money budgeted for trees be remitted to the City, to be used at their discretion. Public Works Director, Dan Schuler commented on preferred materials and practices for restroom facility construction. Mark Staples agreed to allow the City control over restroom facility design and construction in accordance with budget terms, set by Nilson Homes. Councilmember Skeen remarked on other aspects of the open space plan for West Park. **Councilmember Sadler moved to approve the Development Agreement for West Park Subdivision, with an addendum to 2.1 referencing utility conduit installation to each lot, an agreement to provide parking spaces as per the presented working drawing, provision of thirty trees to be placed under direction of the City, and approval of plans for the public restroom facility by the Plain City Public Works Department.**

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Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.

Discussion: Taylor Parks 3 / Plain City Irrigation Canal

Mayor Beesley described the parcel slated for the Taylor Parks Three subdivision, including the condition of an open irrigation canal that runs through it. He proposed piping the canal and rerouting it to the perimeter of the property. He spoke to safety concerns related to the open waterway. He indicated that sizing of the new pipe system is being completed by project engineers. He stated that Plain City Irrigation District has reviewed the plan and provided estimated system specifications in order to maintain the current flow rate. He noted that Cody Rhees has verbally committed to pipe a large segment of the proposed perimeter layout in lieu of piping across the Taylor Parks Three development. He commented on project bidding directives and other principles related to the potential Capital Project Fund expenditure. He displayed a map, locating a portion of the proposed system that the City would provide. He explained how the new pipework would tie into an existing, piped irrigation system. Councilmember Sadler suggested that a pipeline following the current track of the canal would be a less expensive option. He mentioned previous commitments by stockholders and landowners, to help finance the pipeline project. Mayor Beesley indicated that contributions from affected stockholders and landowners may be petitioned. Councilmember Allen remarked on benefits to the City that would result from rerouting the canal. He asserted that public funds should not be used for parts of the proposed system that only benefit stockholders, landowners and the developer. Required maintenance and access elements of an irrigation system that courses through the Taylor Parks Three subdivision, closely following the line of the existing open canal were deliberated. Councilmember Sadler pointed out that rerouting the existing passage will require property owners to the west to reconfigure inlets for their irrigation arrangements. He considered altitude factors relative to the proposed pipeline location. Cody Rhees stated that the current plan is to intercept the canal on the east side of the parcel, run it south to a designated lot line where it will pass through the subdivision to a discharge point on the west side boundary that aligns with the existing channel. He informed that the main reason for the proposed rerouting and enclosing of the open canal is safety. He confirmed that he will pay the additional cost of running pipe out to 2200 North Street. He asserted that reduced maintenance factors and improved access, resulting from the proposed plan, will benefit the Canal Company. He assumed that the project would be eligible for funding from City impact fees. Councilmember Allen advised that the affected property owners should be invited to give feedback on the proposal before a decision is made. He noted that the City would welcome contributions toward the project, from those landowners. Councilmember Skeen indicated that engineering calculations will shed light on the feasibility of the proposed pipeline. He suggested that a memorandum from the City Engineer be attained before landowners are notified.

Discussion/Motion: Appointment of Hearing Officer

Mayor Beesley remarked on the Council's decision to disband the Board of Adjustments and replace the quasi-judicial body charged with the responsibility to provide for fair treatment in the administration of zoning ordinances with a Hearing Officer. He announced the appointment of Brandon Richards to the position. Councilmember Allen commented on the frequency of issues historically presented for Board of Adjustment consideration. Mayor Beesley noted that the City Attorney has been charged with training the rotating Board membership. **Councilmember Weston moved to approve the appointment of the City Attorney to the position of Hearing Officer. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Set Public Hearing for the West Annexation – Dec 3

Councilmember Sadler asked if accepted protests/legal challenges will necessitate a suspension of the Annexation process. Mayor Beesley indicated that Weber County will be convening Boundary Adjusters to assess the protests. He asserted that the Public Hearing can held without delay. Councilmember Weston commented on past annexation pursuits.

Councilmember Allen moved to Set Public Hearing for the West Annexation – Dec 3, 2020. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.

Motion: Approval of Business Licenses

New

Boca Motors LLC	Angel & Mauricio Valquinto	2414 N 4350 W #A	used car dealership
International Luxury Outfitters LLC	Joshua Martin	3544 W 2600 N	office for internet
Keke's Boutique	Kaylie Fox	5145 W 1500 N	selling clothes & jewelry
Crafted by Cami	Cami Stanger	3481 W 2100 N	selling crafts
Morning Orchid Boutique & Home	RoxAnne Taylor	1984 N 4800 W	online clothing & home décor
North Star Buildings Inc	Alan Walker	4496 W 1650 N	contractor

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Councilmember Weston moved to approve the home occupation licenses as presented. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried. Mayor Beesley explained that the only parking area ascribed to the Roylies property is a concrete strip on the east side (in the rear) of the building. He further described the unique parking circumstances of all other businesses in the Town Center district, acknowledging that the arrangement of historic structures does not permit compliance with general commercial parking requirements. Councilmember Skeen verified that existing on street parking allows ample space for safety and clear line of sight. Councilmember Sadler recommended that parking on the north side of the building be parallel with the building or angled. Chris Jackson indicated that Dan Schuler has reviewed plans by the owners, to pave and stripe the parking stalls on the north of the building. Mayor Beesley commended Chris and Robyn Jackson for their efforts to maintain and improve the iconic elements of Town Center. **Councilmember Weston moved to approve business license of Bocca Motors. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.**

Motion: Approval of Warrant Register

See warrant register dated 11/01/2020 to 11/18/2020. **Councilmember Allen moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Allen, Sadler, Weston and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Allen commented on the upcoming Christmas in the Country event, scheduled for the 5th of December. He questioned if some of the activities are permissible under new emergency health orders. Mayor Beesley remarked on the fluid state of Corona virus developments and indicated that the City will keep the celebration scheduled, with hope that most - if not all of the planned activities will be allowable.

Councilmember Weston advised that all citizens should be notified that the blue waste bin may be used for household trash as of December 1st.

Mayor Beesley expressed appreciation for monthly reports from the Public Works Department and Fire Station. He reviewed the construction timeline for new restrooms and scorekeepers' booth at Lee Olsen Park. Dan Schuler gave details on the facility design, walkway/driveway and landing surface materials, and the ventilation system.

At 9:06 p.m. Councilmember Weston moved to adjourn and was seconded by Councilmember Skeen seconded the motion. The vote was unanimous.

City Recorder

Mayor

Date approved

PLAIN CITY CORPORATION AND
DOMINION ENERGY UTAH
JOINT COOPERATION STATEMENT

Plain City Corporation ("City"), a Utah municipal corporation, and Questar Gas Company dba Dominion Energy Utah, a Utah corporation ("Company") jointly state their intention to cooperate in accordance with the below stated objectives.

I. OVERVIEW

The City is responsible for protecting the public health and safety of its residents, which includes facilitating access to clean air, dependable and affordable energy, clean water and a livable environment.

Company is a public natural gas utility regulated by the Public Service Commission of the state of Utah ("PSC") with a responsibility for providing safe, affordable and reliable natural gas service to its customers by means and at rates that are fair, just and reasonable as determined by the PSC and in accordance with its Utah Tariff and applicable rules and regulations.

City has determined that meaningful reductions in air pollution and greenhouse gas emissions will benefit all City residents, visitors, businesses and Utah as a whole through improved public health, additional economic opportunities, long-term energy price stability and a stronger sense of community security.

City and Company desire to work cooperatively to support City's and Company's energy goals as identified herein through the use of programs and innovative technologies associated with natural gas development, transportation and energy efficiency.

II. GOALS

City and Company agree that collaboration is key to making progress towards these goals by harnessing emerging and innovative energy opportunities while also enhancing uptake of traditional energy programming such as energy efficiency.

City acknowledges that Company is interested in partnering with City to achieve its energy efficiency, renewable energy and affordable, safe and reliable energy goals. Company seeks to become the most sustainable natural gas company in the country and reduce its methane emissions 50% by 2030 while also increasing savings from its energy efficiency programs 50% by 2025.

III. AREAS OF COLLABORATION

Collaborative opportunities between City and Company include, but may not be limited, to the following:

Energy Efficiency

City and Company will endeavor to develop a variety of energy efficiency options for all natural gas energy customers in City, including residential, commercial, industrial, governmental and non-profit customers to achieve their goals. City and the Company will work together to assist building owners with energy efficiency initiatives through energy use reports, benchmarking and evaluation of energy efficiency programs.

City and Company will jointly promote energy efficiency programs to homes and businesses through the company's ThermWise program. This will include a particular focus on traditionally underserved populations, plus customers with the greatest natural gas savings potential.

City and Company will also promote the existing builder rebate program and related incentives. Company will consider new opportunities, suggested by City, in an effort to promote the efficient use of natural gas of new facilities constructed in City.

Energy Benchmarking, Data Access and Reporting

City and Company will continue to work together on the Elevate Buildings Program, assisting building owners with energy efficiency efforts through energy use data collection, benchmarking and efficiency programs. Company will also provide both municipal and community-wide natural gas usage data, reported in the aggregate, to City on an annual basis. Specialized natural gas use data requests will be considered by Company and evaluated in terms of cost-effectiveness and compliance with energy efficiency program conditions established by the PSC.

Innovative Energy Technologies

City and Company will evaluate new technologies designed for more efficient utilization of natural gas where reduced greenhouse gas emissions and/or reduced air pollution emissions are realized.

City and Company will evaluate opportunities to collaborate on pilot applications to support enabling technologies that can help meet their goals. These pilot applications may provide a basis to evaluate broader adoption based on realized performance and benefits.

City and Company will evaluate compressed natural gas ("CNG") as an alternative fuel for use in City's large vehicle fleet and other transportation applications where significant improvements in air pollution emissions and/or greenhouse gas emissions can be achieved and projects are deemed financially feasible.

Renewable Natural Gas (RNG)

City and Company will evaluate options to advance the use of Renewable Natural Gas ("RNG"). RNG is recognized as a positive development for helping reduce greenhouse gas ("GHG") emissions by repurposing biogas to biomethane. Biomethane or RNG can be blended with natural gas and used to heat homes, provide energy for businesses, or used as an alternative transportation fuel.

RNG results in a net reduction in greenhouse gases when considering emissions savings from methane capture relative to its combustion. City and Company will encourage the use of RNG for use by natural gas customers. City and Company will evaluate the use of RNG for municipal transportation purposes, otherwise known as Renewable Natural Gas Vehicles ("RNGV").

City and Company will evaluate developing sources of RNG production at City-owned facilities.

IV. COMMITMENT OF COOPERATION

City and the Company intend to work together in good faith to develop and implement projects and programs to help the City and the Company achieve their goals.

The City and Company agree that this Joint Cooperation Statement provides non-binding framework for developing more formal cooperative plans and programs for natural gas customers.

This non-binding Joint Cooperation Statement is effective upon signing by both City and Company and shall inform cooperation for a four-year period, or until updated or rescinded by both parties.

IN WITNESS WHEREOF, the Parties to this non-binding JOINT COOPERATION STATEMENT have affixed their signatures:

Mayor
Plain City Corporation

Date: _____

Craig Wagstaff,
Sr. V.P and G.M., Western Distribution
Questar Gas Company dba Dominion Energy Utah

Date: _____



Plain City
Right of Way Division
Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 105:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0055, 19-035-0057
Property Address: 2068 North 3600 West PLAIN CITY UT, 84404
Owner's Address: 2068 North 3600 West, PLAIN CITY, UT, 84404
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Kylee Watson and Katte Watson, husband and wife, as joint tenants
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
105:EC	Land	1738 SQFT	\$2.65	8 Residential	WEBER

VALUE OF THE TAKING

105:EC	----->	1738 SQFT	\$2.65	8 x 2.886 =	Value
					\$1,064.00

OTHER COSTS

105:EC	Rounding				\$36.00
105:EC	Improvements				\$3,000.00

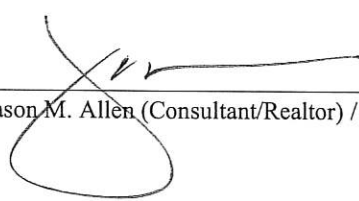
NET AMOUNT: \$4,100.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____



Plain City Mayor or City Representative



Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City Right of Way Division Statement of Just Compensation

Project No: LG_1975North_PlainCity Parcel No.(s): 100:EC

Pin No: 880056 Job/Proj No: Project Location: 1975 North Plain City, UT
County of Property: WEBER Tax ID / Sidwell No: 19-035-0026
Property Address: 3597 West 1975 North PLAIN CITY UT, 84404
Owner's Address: 5238 West 2150 North, Plain City, UT, 84404
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): R & K Properties LC
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
100:EC	Land	2811 SQFT	\$1.69	8 Residential	WEBER

VALUE OF THE TAKING

100:EC	----->	2811 SQFT	\$1.69	8 x 2.886 =	Value \$1,097.00
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OTHER COSTS

100:EC	Rounding				\$3.00
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NET AMOUNT: \$1,100.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____

Plain City Mayor or City Representative

Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City
Right of Way Division
Statement of Just Compensation

Project No: LG_1975North_PlainCity Parcel No.(s): 102:EC

Pin No: 880056 Job/Proj No: Project Location: 1975 North Plain City, UT
County of Property: WEBER Tax ID / Sidwell No: 19-035-0044
Property Address: 3597 West 1975 North PLAIN CITY UT, 84404
Owner's Address: 3597 West 1975 North, PLAIN CITY, UT, 84404
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Ryan D. Malan and Ashley A. Malan, husband and wife, as joint tenants
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
102:EC	Land	1500 SQFT	\$2.65	8 Residential	WEBER

VALUE OF THE TAKING

102:EC	----->	1500 SQFT	\$2.65	8 x 2.886 =	Value \$918.00
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OTHER COSTS

102:EC	Rounding				\$82.00
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NET AMOUNT: \$1,000.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____

Plain City Mayor or City Representative

Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City
Right of Way Division
Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 104:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0036
Property Address: 3590 West 1975 North PLAIN CITY UT, 84404
Owner's Address: 1979 North Heritage Drive #17, FARR WEST, UT, 84404
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Duane F. Thomas and Barbara B. Thomas, or their successors, as Trustees of The Duane F. Thomas Revocable Trust established by Trust Agreement dated July 18, 2003, as to an undivided one-half (1/2) interest as a tenant in common, Barbara B.
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
104:EC	Land	1209 SQFT	\$2.65	8 Residential	WEBER

VALUE OF THE TAKING

104:EC	----->	1209 SQFT	\$2.65	8 x 2.886 =	Value \$740.00
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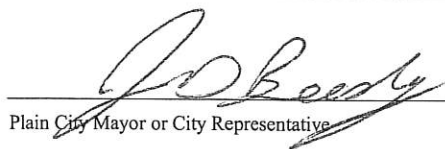
OTHER COSTS

104:EC	Rounding				\$60.00
104:EC	Improvements				\$1,200.00

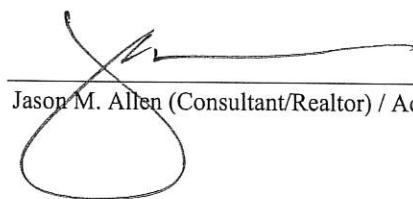
NET AMOUNT: \$2,000.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____



Plain City Mayor or City Representative



Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City
Right of Way Division
Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 113:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0053
Property Address: 2335 North 3600 West PLAIN CITY UT, 84404
Owner's Address: 5320 Adams Avenue Parkway, WASHINGTON TERRACE, UT, 84405
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Weber School District
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
113:EC	Land	374 SQFT	\$2.65	8 Special Use Proj	WEBER

VALUE OF THE TAKING

113:EC	----->	374 SQFT	\$2.65	8 x 2.886 =	Factor Value	\$229.00
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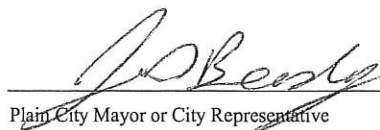
OTHER COSTS

113:EC	Rounding					\$71.00
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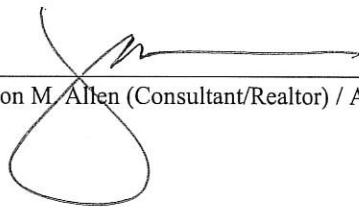
NET AMOUNT: \$300.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____



Plain City Mayor or City Representative



Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City Right of Way Division Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 121:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0059
Property Address: 2425 North 3600 West PLAIN CITY UT, 84404
Owner's Address: PO Box 4050, Salt Lake City, UT, 84410
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): PCL-KTA, LLC, a Utah limited liability company
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
121:EC	Land	9120 SQFT	\$1.69	8 Agricultural	WEBER

VALUE OF THE TAKING

121:EC	----->	9120 SQFT	\$1.69	8 x 2.886 =	Value \$3,559.00
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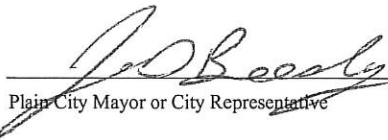
OTHER COSTS

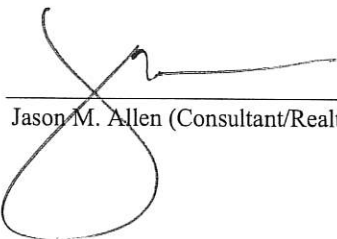
121:EC	Rounding				\$41.00
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NET AMOUNT: \$3,600.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____


Plain City Mayor or City Representative


Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City Right of Way Division Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 125:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-363-009
Property Address: 3673 West 2600 North PLAIN CITY UT, 84404
Owner's Address: PO Box 658, Brigham City, UT, 84302
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): PCR-KTA, LLC, a Utah limited liability company
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
125:EC	Land	550 SQFT	\$1.69	8 Commercial	WEBER

VALUE OF THE TAKING

125:EC	----->	550 SQFT	\$1.69	8 x 2.886 =	Value \$215.00
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OTHER COSTS

125:EC	Rounding				\$85.00
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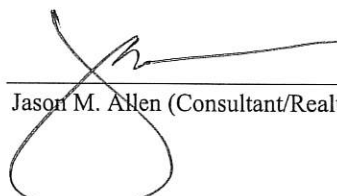
NET AMOUNT: \$300.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____



Plain City Mayor or City Representative



Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City Right of Way Division Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 103:2EC, 103:C, 103:EC, 111:EC, 111:2EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0014
Property Address: 3626 West 1975 North PLAIN CITY UT, 84404
Owner's Address: 4483 South 1975 West, Roy, UT, 84067
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): R & A Robson Properties, LLC
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
103:2EC	Land	20581 SQFT	\$1.69	8 Agricultural	WEBER
103:C	Land	220 SQFT	\$1.69	100 Agricultural	WEBER
103:EC	Land	1984 SQFT	\$1.69	50 Agricultural	WEBER
111:2EC	Land	1784 SQFT	\$1.69	8 Agricultural	WEBER
111:EC	Land	2676 SQFT	\$1.69	50 Agricultural	WEBER

VALUE OF THE TAKING

		Size Units	Price Per Unit	Factor	Value
103:2EC	----->	20581 SQFT	\$1.69	8 x 2.886 =	\$8,032.00
103:C	----->	220 SQFT	\$1.69	100 x 1 =	\$372.00
103:EC	----->	1984 SQFT	\$1.69	50 x 1 =	\$1,600.00
111:2EC	----->	1784 SQFT	\$1.69	8 x 2.886 =	\$696.00
111:EC	----->	2676 SQFT	\$1.69	50 x 1 =	\$2,261.00

OTHER COSTS

103:C	Rounding	\$39.00
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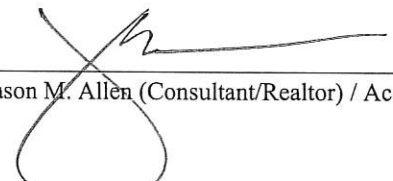
NET AMOUNT: \$13,000.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____



Plain City Mayor or City Representative



Jason M. Allen (Consultant/Realtor) / Acquisition Agent



Plain City Right of Way Division Statement of Just Compensation

Project No: LG_PC_3600West Parcel No.(s): 108:C, 108:EC, 109:C, 110:C, 110:EC

Pin No: 880035 Job/Proj No: Project Location: 2600 North to 1975 North
County of Property: WEBER Tax ID / Sidwell No: 19-035-0056
Property Address: 2200 North 3600 West PLAIN CITY UT, 84404
Owner's Address: 4355 West 2200 North, Ogden, UT, 84404
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): AJS Investments LLC, a Utah limited liability company
Grantee: Plain City

The following information is the basis for the amount estimated by Plain City to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
108:C	Land	482 SQFT	\$1.69	100 Agricultural	WEBER
108:EC	Land	8323 SQFT	\$1.69	8 Agricultural	WEBER
109:C	Land	5969 SQFT	\$1	100 Agricultural	WEBER
110:C	Land	6221 SQFT	\$1.69	100 Agricultural	WEBER
110:EC	Land	4752 SQFT	\$1.69	8 Agricultural	WEBER

VALUE OF THE TAKING

		Size Units	Price Per Unit	Factor	Value
108:C	----->	482 SQFT	\$1.69	100 x 1 =	\$815.00
108:EC	----->	8323 SQFT	\$1.69	8 x 2.886 =	\$3,248.00
109:C	----->	5969 SQFT	\$1	100 x 1 =	\$5,969.00
110:C	----->	6221 SQFT	\$1.69	100 x 1 =	\$10,513.00
110:EC	----->	4752 SQFT	\$1.69	8 x 2.886 =	\$1,854.00

OTHER COSTS

108:C	Rounding	\$70.00
109:C	Rounding	\$31.00

NET AMOUNT: \$22,500.00

Plain City declares that this offer is the amount that has been established by Plain City as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE:

Plain City Mayor or City Representative

Jason M. Allen (Consultant/Realtor) / Acquisition Agent