

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 4, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, April 4, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Rachael Beal and Jan Wilson  
Excused: Councilmember Jed Jenkins  
Staff: Diane Hirschi, Dan Schuler, Trent Meyerhoffer, Brandon Richards  
Present: Cody Rhees, Drew Wright, Alan & Vicki Tebbs, Mike & Debbie Beesley, Dustin Skeen, Coby & Kaisha Higley, Jim & Kathie East, Sara Loney, Lisa Cox  
Zoom:

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

Approval of Minutes from March 21, 2024

**Councilmember Wilson moved to approve the minutes from March 21, 2024 as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Comments: Public

Drew Wright, from Emerald Pools, representing Alan & Vicki Tebbs reported to the council that they applied for a building permit for a pool. It couldn't be approved due to the code stating the rear setback cannot be less than 25 feet on a corner lot. They applied for a variance and it was denied. There was some discussion about the code and they are requesting the city to look into the code and see if that setback is necessary. Mr. Wright noted that he has done a lot of pools but never ran into a setback like this. He mentioned that he understands that codes are there for a reason but is just asking the city take another look at it. The council agreed to send it back to the Planning Commission to review this ordinance.

Debbie Beesley asked if there have been any decisions on Stillcreek. The Mayor said no. She asked why the plat that is signed by the city doesn't take care of the issue. Brandon Richards noted that we cannot comment on that yet. He noted that they will set a meeting with staff on this issue.

Coby and Kaisha Higley reported that their house was flooded due to a sewer backup on 1600 N at the end of January. They are frustrated because they can't get any answers from Cameron from our insurance company. He promised them weeks ago that a decision would be made in a couple days. Diane reported that she tried to contact him and has not heard back as of yet. The Mayor said he would make a phone call.

Sara Loney reported that she runs Recyclops in our area. She noted that it is a franchise and works directly with residents if they are interested. She is introducing herself to see if we can work together and maybe get a spot on our website. Councilmember Beal noted that she should get on the unofficial Plain City Facebook page and make herself known. She also noted that a lot of residents are on Next Door. Sara thanked the council for their time.

Report from Planning Commission

Dustin Skeen reported that they recommended final approval to Sunset Estates. They asked for a change in the description concerning the irrigation line easement and that has been taken care of. The Planning Commission reviewed the development agreement for Brynlee Acres and have asked him to make some changes. Dustin reported that they had some discussion on the stipulation that if there are more than 30 lots, a second access is required. He noted that Brynlee Acres has about 50 lots. The discussion entailed asking for letters from both the state and local fire marshal for their recommendation on an emergency fire lane versus a full paved access. The Mayor mentioned that River Crossing Phase 2 has an emergency fire lane. Councilmember Beal asked for the purpose of a fire lane. It was noted that in the case of an emergency, there is another way out of a subdivision. Dustin noted that with Brynlee Acres, a road may hook into JDC Ranch. The Mayor strongly suggested that they

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look at the JDC Ranch plans. The council also asked Dustin to have the Planning Commission look into the swimming pool ordinance. He noted that he would.

Discussion/Motion: Final Approval – Cody Rhees – Sunset Estates - 4 lots – 2650 N 3975 W

It was noted that the Planning Commission recommended approval. **Councilmember Wilson moved to give final approval to Sunset Estates. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Acceptance of iWorQ Proposal

This is an upgrade to the program we already have but will allow the contractor to submit building permits and pay online. It will be hooked to our website. Trent Meyerhoffer, our building inspector reported that most all of the cities in Weber County are moving to this. He reported that we are already using this system and pay \$2,900 per year. This upgrade will increase it by \$3,000. Trent noted that there are other companies that do this, but since we are already using iWorkQ, all our data is already input. If we transitioned to another program, we would lose all our data. Brandon noted that the contract is a three-year term and then can be terminated after 60 days if needed. Councilmember Beal noted that she is in favor of it but suggested that we look into increasing the building fees in order to compensate for the increase. Councilmember Favero noted that this is a local company based out of Logan. **Councilmember Beal moved to accept the iWorQ proposal as presented and to look into changing the fee schedule at our next meeting. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – River Crossing Phase 1

**Councilmember Favero moved to give final acceptance to River Crossing Phase 1. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – S-Curve Phase 2

**Councilmember Wilson moved to give final acceptance to S-Curve Phase 2. Councilmember Beal seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance – S-Curve Phase 3

**Councilmember Beal moved to give final acceptance to S-Curve Phase 3. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Acceptance of Annual Municipal Wastewater Planning Program (MWPP) Survey

The Mayor noted that this is an annual survey that just needs the council's blessing. Councilmember Beal noted that Dan marked no on the question about projected capital improvement reserve funds being sufficient for the next five years. Dan explained that in 2018, JUB put together a 10-year plan for sewer projects. It just depends on what projects we are prioritizing as to how much it will cost. It was also noted that we have grants available as well as impact fees to help with the funding. It was noted that the JUB plan in 2018 didn't account for inflation. It may be time to relook at the plan and reprioritize. **Councilmember Beal moved to accept the Annual Municipal Wastewater Planning Program (MWPP) Survey. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Motion: Approval of Business License

Solicitor

Jaime Loredó 2982 W 2050 N home improvement/electrical contractor solicitor

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

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Motion: Approval of Warrant Register

See warrant register dated 03/19/2024 to 03/31/2024. There was a question on Wheeler Machinery. Dan noted that it was to replace the generator on lift station #7. **Councilmember Beal moved to approve and pay the bills as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Beal and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Beal noted that she wasn't able to be at the Easter Egg Hunt but heard it was a great success.

Councilmember Panunzio noted that he is on day shift and will do his best to make the meetings.

Councilmember Favero mentioned he attended the Ogden Layton Technical Advisory Committee meeting concerning street project funding that he hopes we are taking advantage of.

Mayor Beesley reported that the Utah League of Cities and Towns will be having their mid-year conference in St. George. He noted that it is a good conference. They have one in Salt Lake in September that is better. If the council decides to go, the city will pay for the expenses. He noted that if you do sign up to go, please attend the classes. He also noted that he has a copy of an overlay zone from another city that he would like the Planning Commission to look into. He doesn't want it to replace our overlay zone, but could be another option. It would allow for smaller lots with homes to be more affordable. They would have to be owner occupied and would be good for young families. It would not be something widespread, but could be used here and there.

**At 7:14 p.m. Councilmember Favero moved to adjourn and was seconded by Councilmember Panunzio. The vote was unanimous.**

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City Recorder

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Mayor

Date approved \_\_\_\_\_