

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 2, 2025

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, January 2, 2025 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Rachael Beal and Jan Wilson
Staff: Diane Hirschi, Dan Schuler, Brandon Richards
Present: Jeff Hales, Leslie Clifton, Josh Clifton, Chuck Palmer, Terry McCulloch, Jared Maw
Via on Zoom: Jim Beesley, Michael Phillips, Stacy Adams

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Jenkins
Invocation/Moment of Silence/Thought: Councilmember Wilson

Approval of Minutes from December 5, 2024

Councilmember Jenkins moved to approve the meeting minutes from December 5, 2024 as presented. Councilmember Beal seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Comments: Public

Josh Clifton and Leslie Clifton both asked about the process of his DADU and what steps needed to be taken to get the permit approved or what needs to be completed. The Mayor stated he would talk with Trent and the Planning Commission Chair and get back to them shortly. He asked Josh and Leslie to leave their contact info with Diane.

Report from Planning Commission

Jared Maw stated the Planning Commission did not have a second meeting in December but at their December 12, 2024 meeting they had a public hearing on frontage for corner lots. Also discussed looking into updating the City's duplex ordinance. They discussed the Skeen subdivision and the rezoning public hearing scheduled for their first Planning Commission meeting on January 9, 2025. It was noted that they are only dealing with the portion that is in the city, not the part that is to be annexed. They also looked at River Crossing and the walking trails. They will bring more information to the City Council after their next meeting. The Mayor asked them to look into the City's duplex ordinance and how it relates to the new DADU ordinance and how they differ. Also to look into twin homes.

Discussion/Motion: Presentation of FY2024 City Audit

Chuck Palmer presented the FY2024 City Audit packet to the City Council. He stated that the audit looked good and there were no material errors or irregularities found or needed to report on. The City's capital assets are up and there is little debt. The City is overall in a really strong position. There was an increase in net income in both business activities and general governmental activities. So, the City is increasing revenues, maintaining expenses and growing. Also completed a compliance report for the state auditors and found no problems. Just a word of warning state auditors are really focusing on impact fees lately, so might want to look into the City's capital facility plan. The Council asked about when the last Impact Fee study was conducted and agreed it might be time to do another one. **Councilmember Jenkins moved to accept the FY2024 Audit as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Plain City Fields Subdivision

Dan reported that conditional final acceptance was given Dec. 7, 2023. Everything is in good shape. **Councilmember Wilson moved to give final acceptance of Plain City Fields Subdivision as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Acceptance of Scott Wayment Subdivision

It was noted that conditional final was given at our last meeting. The only concern was asphalt patches, but they have been done for over a year. **Councilmember Jenkins moved to give final acceptance of Scott Wayment Subdivision. Councilmember Beal seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

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Discussion/Motion: Final Approval of S-Curve Patio Estates – approx. 2825 W 2572 N – 25 lots

It was noted that the council approved the development agreement at the last meeting. There were no additional questions. **Councilmember Wilson moved to give final approval of S-Curve Patio Estates as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Set Public Hearing for AJS Investments (David Skeen) – Jan 16

Councilmember Beal moved to set a public hearing for the AJS Investments annexation on January 16, 2025. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Set Time and Place for City Meetings in 2025

The council wants to continue on the 1st and 3rd Thursday of each month at 6:30 pm. Planning Commission will be at 7:00 pm. **Councilmember Beal moved to adopt Ordinance 2025-01 setting the time and place for city meetings in 2025. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Motion: Approval of Business Licenses

New – Home Occupation

D&R Dumpsters	Ross Fox	5145 W 1500 N	Office location
Peak Utah Landscaping	Talmage Ashcroft	3027 N Morning Mist Ct	Office Landscaping
Kyle Ashby	Kyle Ashby	3489 W 2565 N	DADU

New – Commercial

Warrens	Kirk Dean	3645 W 2600 N	Restaurant
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Councilmember Wilson moved to approve the presented business licenses. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 12/01/2024 to 12/16/2024 and 12/17/2024 to 12/31/2024. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Panunzio seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Wilson stated she should have an update from the landfill and dumpsters at the next Council meeting.

Councilmember Beal stated Happy New Year and if anyone had a real Christmas tree that January 6, 2025 will be the curbside pickup day.

Mayor Beesley stated there was a house fire in Plain City tonight and that everyone made it out safe but there was extensive damage to the home. He wanted to wish the family the best and also thank the Fire Department for their quick response. He thanked City staff for all the phenomenal events the city had last year, the 4th of July, Eater Egg Hunt, Christmas parade. He appreciates all the hard work staff puts into these events and it is a payback to residents as a thank you. He appreciates the Council and how they look at these events on how the city can provide these to our residents and neighbors. He also wanted to thank Diane and staff for her due diligence with City funds and another great audit. Diane is frugal and always errs on the side of caution to make sure that we're doing the right things with money. He thanked Public Works and the upcoming busy winter season. He thanked the community and has had more people reach out lately to say thank you for the events and little things the city is doing. They are getting noticed. He also wanted to thank the Planning Commission as they do a lot of work behind the scenes that is not always seen by the public and their time and efforts are appreciated.

Diane advised the City Council on the new 'conflict of interest' form that the State Legislature is requiring to be posted on the City's website and needs to be completed and returned to her no later than the next council meeting.

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At 7:29 p.m. Councilmember Favero moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.

DRAFT

Mayor

City Recorder

Date approved _____

TO: Mayor and City Council
FROM: Diane
DATE: January 10, 2025
SUBJECT: Explanation of a couple items

I just wanted to clarify that there are two different items on the agenda concerning AJS Investments LLC.

The first item is that we are having a public hearing and a discussion/motion on the annexation of a parcel that is outside of the city limits. Our policy has always been that the property will come in at the same zone it was in the county. In this case, the 7.75 acres will come in under an A-1 zone.

The second item is a rezone of the 2.21 acres that is already in the city. It is currently in a RE-20 zone and they are asking for a RE-15 zone.

I believe the property owner will be coming in at a later date for a rezone on the 7.75 acres after it is annexed into the city. You will notice that I added a portion of the future land use map and the zoning map in your packet. The future land use map shows that the parcel currently in the city is in the RE-15 eligible area. The part that is currently outside of the city is eligible for the RE-18.5 zoning.

Call me if you have any questions!

ORDINANCE

AN ORDINANCE PROVIDING FOR THE ANNEXATION TO THE CITY OF PLAIN CITY A PARCEL OF LAND DECLARING ANNEXATION THEREFORE AND THE EXTENSION OF THE CORPORATE BOUNDARIES OF THE CITY OF PLAIN CITY

Section 1. Recitals

WHEREAS, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Plain City, Utah; and

WHEREAS, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

WHEREAS, said real property is a contiguous, unincorporated area contiguous to the boundaries of Plain City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, said property is developed and covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Plain City; and

WHEREAS, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

WHEREAS, on December 13, 2024, the Plain City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

WHEREAS, the City Council published and mailed notice of the Certification, as required by law and no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, 1953, as amended; and

WHEREAS, the City Council held the required public hearing after giving notice as required by law, and has determined the referenced annexation is desirable;

NOW THEREFORE, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the City Council of Plain City, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP, ANNEXING
CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS
OF PLAIN CITY, UTAH.**

THEREFORE, BE IT ORDAINED by the City of PLAIN CITY as follows:

Section 2. Annexation of Territory

There is hereby annexed to the City of Plain City, County of Weber, State of Utah, and incorporated within the corporate boundaries thereof, the following territory herein described:

19-037-0057

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING PLAIN CITY CORPORATE LIMIT LINE LOCATED 875.78 FEET NORTH 00°36'57" EAST (861 FEET NORTH BY RECORD) ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

RUNNING THENCE NORTH 88°54'23" WEST 69.31 FEET (4.2 RODS NORTH 89°17' WEST BY RECORD) ALONG SAID EXISTING PLAIN CITY CORPORATE LIMIT LINE TO THE EAST LINE OF BRETT & LOUISE MOULDING PROPERTY, TAX ID NO. 19-038-0001 BEING AN EXISTING FENCE LINE; THENCE NORTH 01°03'04" EAST 1032.44 FEET (NORTH 1020 FEET BY RECORD) ALONG SAID EAST LINE AND ALONG SAID EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE SOUTH 88°24'39" EAST 316.84 FEET (EAST 19.2 RODS BY RECORD) ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF NORMAN & KAREN HAMMER FAMILY TRUST PROPERTY, TAX ID NO. 19-037-0061; THENCE SOUTH 00°49'25" WEST 1029.71 FEET (SOUTH 1020 FEET BY RECORD) ALONG SAID WEST LINE AND THEN ALONG THE WEST LINES OF KEVIN & LUCILE LEWIS PROPERTY, TAX ID NO. 19-037-0056 AND KEVIN & LUCILE LEWIS PROPERTY, TAX ID NO. 19-037-0098 TO SAID EXISTING PLAIN CITY CORPORATE LIMIT LINE; THENCE NORTH 88°54'23" WEST 251.60 FEET (NORTH 89°17' WEST 15.1 RODS BY RECORD) ALONG SAID EXISTING PLAIN CITY CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.

CONTAINING 7.55 ACRES.

Section 3 – New Corporate Limits.

The corporate limits of the City of Plain City are hereby extended and increased so as to include and embrace within the corporate limits of the City, the territory described herein and such territory is hereby declared to be a part of the City of Plain City.

Section 4 – Classification for Zoning Purposes.

Pursuant to Chapter 8 of the Plain City Municipal Code, the territory herein annexed is classified as **A-1.**

Section 5 – Accuracy of Map and Annexed Territory.

The map or plat attached to this Ordinance is an accurate map of the territory annexed and such map is hereby adopted as the official map of the territory annexed, and the Mayor of the City of Plain City, is hereby authorized and directed to certify the map as an accurate map of the

territory annexed under the provisions of this Ordinance, and to record in the Office of the Weber County Recorder, State of Utah, this Ordinance, together with a certified copy of the official map attached.

Section 6. Prior Ordinances And Resolutions

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 7. Repealer Of Conflicting Enactments

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 8 - Savings Clause

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Plain City.

Section 8 - Date Of Effect

This Ordinance shall be effective on the ____th day of January 2025, and after publication or posting as required by law.

DATED this ____ day of January, 2025.

PLAIN CITY, a municipal corporation

MAYOR

ATTEST:

CITY RECORDER



Weber County

Weber County Surveyor's Office
https://www.webercountyutah.gov/Recorder_Surveyor/
2380 Washington Blvd., Suite 370
Ogden, Utah 84401-1473
Phone: (801) 399-8020

December 19, 2024

To Whom It May Concern:

Based upon state code [17-23-20] the Weber County Surveyor's office has reviewed the proposed plat for annexation into Plain City and all conditions for approval by this office at this time have been satisfied. Conditions of size, type, and legibility will be reviewed at the time of submittal of Mylar to this office for final approval and county surveyor signature. If any additional changes are made to the attached plat, another review will be required by this office for approval.

Thank you

Weber County Surveyor's Office
Darrel Woodruff
(801)399-8103

**PETITION FOR ANNEXATION
OF TERRITORY
TO PLAIN CITY, UTAH**

Plain City Corp
4160 West 2200 North
Plain City, Utah 84404
Phone: 801-731-4908

Filed in the Office of the City Recorder
By 12-2-24

Address 3050 West 2200 North

Date 12-2-24

of Proposed Annexation

Fee 4000 Check# 186

Land Serial Numbers to be annexed:

19-037-0057

TO THE COUNCIL OF PLAIN CITY:

We the undersigned real property owners of certain real property lying contiguous to the present municipal boundaries of Plain City hereby submit this petition for Annexation to Plain City to wit:

ANNEXATION PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EXISTING PLAIN CITY CORPORATE LIMIT LINE LOCATED 875.78 FEET NORTH 00°36'57" EAST (861 FEET NORTH BY RECORD) ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

RUNNING THENCE NORTH 88°54'23" WEST 69.31 FEET (4.2 RODS NORTH 89°17' WEST BY RECORD) ALONG SAID EXISTING PLAIN CITY CORPORATE LIMIT LINE TO THE EAST LINE OF BRETT & LOUISE MOULDING PROPERTY, TAX ID NO. 19-038-0001 BEING AN EXISTING FENCE LINE; THENCE NORTH 01°03'04" EAST 1032.44 FEET (NORTH 1020 FEET BY RECORD) ALONG SAID EAST LINE AND ALONG SAID EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE SOUTH 88°24'39" EAST 316.84 FEET (EAST 19.2 RODS BY RECORD) ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF NORMAN & KAREN HAMMER FAMILY TRUST PROPERTY, TAX ID NO. 19-037-0061; THENCE SOUTH 00°49'25" WEST 1029.71 FEET (SOUTH 1020 FEET BY RECORD) ALONG SAID WEST LINE AND THEN ALONG THE WEST LINES OF KEVIN & LUCILE LEWIS PROPERTY, TAX ID NO. 19-037-0056 AND KEVIN & LUCILE LEWIS PROPERTY, TAX ID NO. 19-037-0098 TO SAID EXISTING PLAIN

CITY CORPORATE LIMIT LINE; THENCE NORTH 88°54'23" WEST 251.60 FEET (NORTH 89°17' WEST 15.1 RODS BY RECORD) ALONG SAID EXISTING PLAIN CITY CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.

CONTAINING 7.55 ACRES.

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is contiguous, unincorporated area contiguous to the boundaries of Plain City and the annexation thereof will not leave or create an unincorporated island or peninsula;

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the corporate limits of Plain City, a municipal Corporation of Utah.

(A copy of this petition is to be submitted by the petitioner to the Weber County Surveyor the same day it is filed with Plain City.)

This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected or granted;

That the petitioners have caused an accurate plat of the above described property to be prepared by a licensed surveyor, which plat is filed herewith; and

That the property, if annexed will be zoned A-1.

WHEREFORE, the petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

DATED THIS 2 Day of Dec., 2011

That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated:

PETITIONER (S):

CS:

David Skeen
AJS Investments LLC (David Skeen)

Address: 2458 North Highway 89 Suite 1 Ogden, UT 84404

Email: D-skeen@hotmail.com

Phone: 801-920-5009

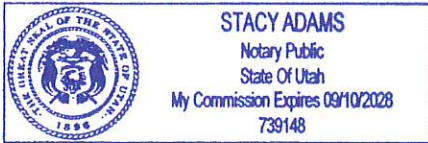
CS - Contact Sponsor
County of Weber)

S - Sponsor State of Utah)

On the 2nd day of December 2024, personally appeared before me,
The signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Stacy Adams

Notary Public



Residing at:

Commission expires: 9/10/2028

RECORD OWNER: AJS INVESTMENTS LLC (DAVID SKEEN)

NO. OF ACRES: 7.55 ACRES

ASSESSED VALUE: \$484,900

TAX PARCEL#: 19-037-0057

NOTICE OF DECISION

Plain City, Weber County, Utah

On January 9, 20 25, the Plain City Planning Commission recommends

☒ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled

of an application for Re-zone from RE-20 to RE-15 property at approx. 3050 W between 1975 N and 2200 N,

received from (Applicant): AJS Investments LLC, David Skeen

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 Maw motioned to recommend City Council approval for the Rezone for property at approx. 3050 W between 1975 N and 2200 N, parcel number 19-037-0096 this is for property that is in Plain City. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Maw, Faulkner, Neil and Chairman Jenkins voted aye. Commissioner Skeen abstained from voting. Motion carried.

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN RE-20 ZONE TO AN RE-15 ZONE. THIS PROPERTY IS LOCATED APPROX 3050 W between 1975 N and 2200 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 RE-15:

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET LOCATED 575.77 FEET NORTH 00°36'57" EAST (34 RODS NORTH BY RECORD) ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

RUNNING THENCE NORTH 88°54'23" WEST 71.59 FEET (WEST 4.2 RODS BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 01°03'04" EAST (NORTH BY RECORD) 300.00 FEET; THENCE SOUTH 88°54'23" EAST 320.91 FEET (SOUTH 89°17' EAST 19.2 RODS BY RECORD); THENCE SOUTH 00°49'25" WEST (SOUTH BY RECORD) 300.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°54'23" WEST 250.52 FEET (WEST 15.1 RODS BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.21 ACRES.

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

Passed and ordered posted this _____th day of January, 2025.

Mayor Jon Beesley

ATTEST:

City Recorder

Zoning Amendment ApplicationLocation of Property ~ 3050 WEST, BETWEEN 1975 NORTH AND 2200 NORTHLand Serial Number(s) 19-037-0096Request from Zone RE 20 to Zone RE 15

FEE: \$200.00 Date paid _____ Receipt # _____

*Property Owner AJS INVESTMENTS LLC (DAVID SKEEN)Phone 801-920-5009 Fax _____ Email D-SKEEN@HOTMAIL.COMMailing Address 2458 NORTH HIGHWAY 89 SUITE 1 Zip 84404
OGDEN, UTAHDeveloper/Agent JIM FLINT - HAIPhone 435-723-3491 Fax _____ Email JIMF@HAIES.NETMailing Address 538 NORTH MAIN STREET Zip 84302
BRIGHTON CITY, UTAH**LEGAL DESCRIPTION: Please Attach**TOTAL AREA – Acres or Square Feet: 2.21 ACRES

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), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff have indicated they are available to assist me in making this application.

 (Property Owner)

 (Property Owner)

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

 (Notary)

Residing in Weber County, Utah

My commission expires: _____

AGENT AUTHORIZATION

I (we), DAVID SKEEN, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) DALE JIM FLINT 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.

Jim Flint
 (Agent)

 (Property Owner)

 (Property Owner)

Dated this 26 day of NOVEMBER, 2024, personally appeared before me Jim Flint, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Janet Fabricius Janet Fabricius
 (Notary)

Residing in Webster County, Utah
Cache

My commission expires: 08/28/2028



SKEEN
RE-ZONE

The Skeen re-zone involves an existing Plain City parcel (19-037-0096) located at 3050 West 1975 North, consisting of 2.21 acres. The re-zone request is from RE 20 to RE 15.

Current General Plan classification: Medium Density Residential 2

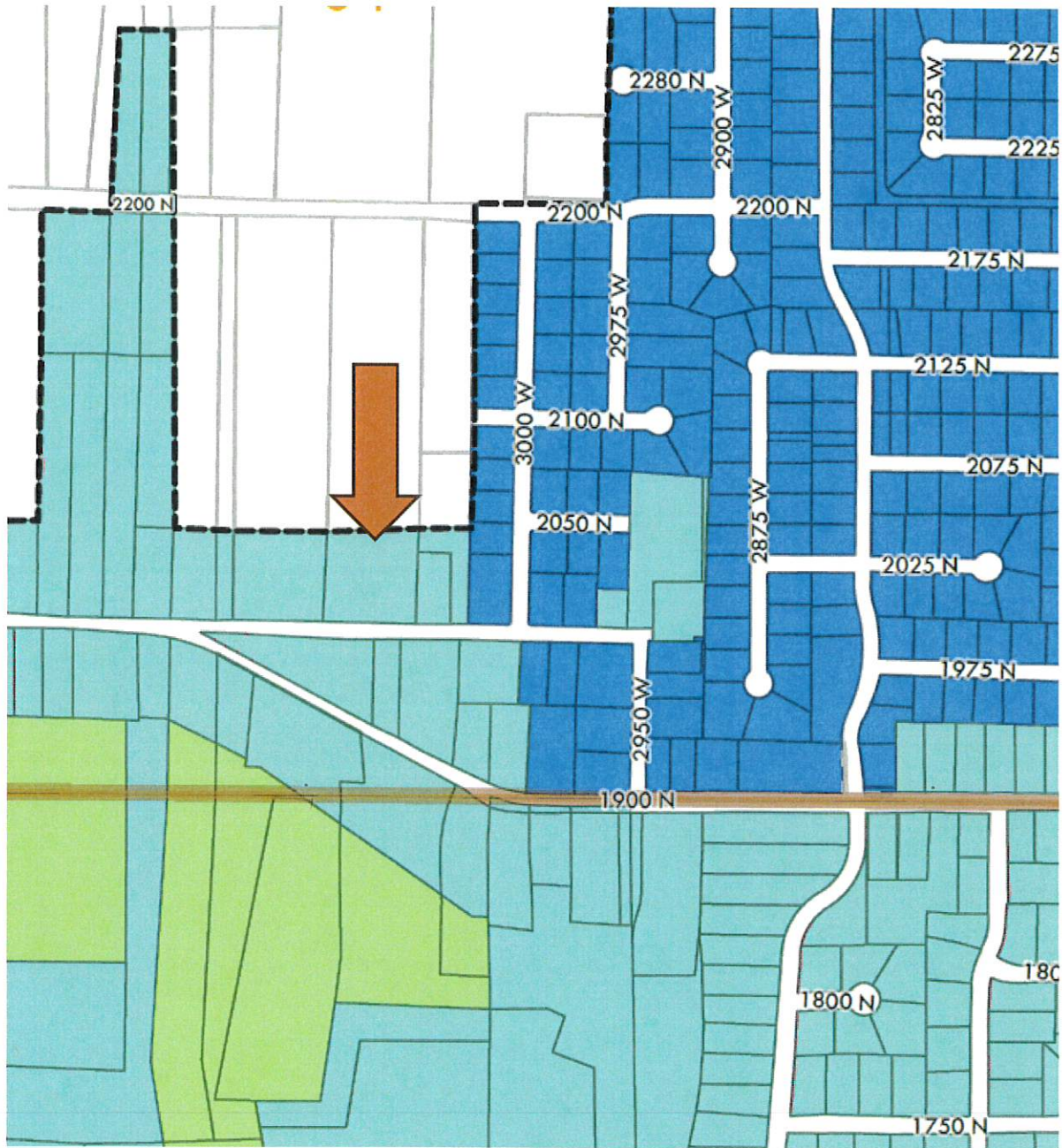
Current Zoning: RE 20












Requested Zoning: RE 15

The predominant zoning classification for the area to the east is RE 15 – the requested change would be compatible with that region. RE 15 (1/3-acre lots) tends to be a favored residential zone space and maintenance-wise. The requested change isn't from single family residential to multi-family, but to merely another single family zone. The planned project will provide interconnecting stub streets to some access-challenged areas. Utilities are readily available. The re-zone is in harmony with an adjoining annexation to the north with the same requested zone. Together, the two parcels will provide an interconnecting street between 1975 North and 2200 North.

The development schedule is slated for 2025.

Zoning Map



	A-1		RE-18.5 Residential Overlay
	A-2		RE-20
	C-2		RE-30
	C-3		ROADWAY
	R-1-11		
	R-1-11 Senior Overlay		
	RE-15		
	RE-18.5		

FUTURE LAND USE



RE-30: This land use category is for lots 30,000 square feet or greater. Lots of this size are also compatible with the Open Space, Agriculture, and Low Density Residential land use category, providing property owners with various choices to maintain a popular lifestyle conducive to the rural character of Plain City.



RE-18.5: This land use category is for lots 18,500 square feet or greater.



RE-15: This land use category is for lots 15,000 square feet or greater.



RE-11: This land use category is for lots 11,000 square feet or greater.



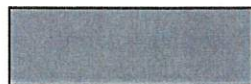
High Density Residential: this land use category is for housing with up to ten units per acre, is often near commercial development and could include various lot sizes and various housing types.



Commercial: this land use category is for neighborhood and general commercial to provide locations for convenience shopping facilities as well as the full range of office, retail commercial, and service uses which are oriented to serve the city as a whole, as well as a regional market in Plain City.



Industrial: this land use category is for transitional commercial and manufacturing, established to provide suitable locations for retail, wholesale, light manufacturing, service and outdoor recreation uses. These areas should serve as transition zones and should be located on major roads.



City Center: this land use category is for neighborhood commercial that is compatible with residential uses in the city center. Commercial uses in the city center should be designed as an integral, homogeneous component of the neighborhood, oriented to pedestrian traffic, as well as vehicular traffic. Site selection development and uses should still take into account potential impacts on surrounding residential uses and measures shall be taken to minimize these impacts as necessary.



Parks, Recreation, and Open Space: this land use category is for both passive and active recreation. It includes rivers and streams, developed and future parks, and hiking and biking trails. Future parks are often associated with medium density residential and commercial uses, so as to maximize opportunities for the city to negotiate and require developed parks, other recreational facilities and open space.

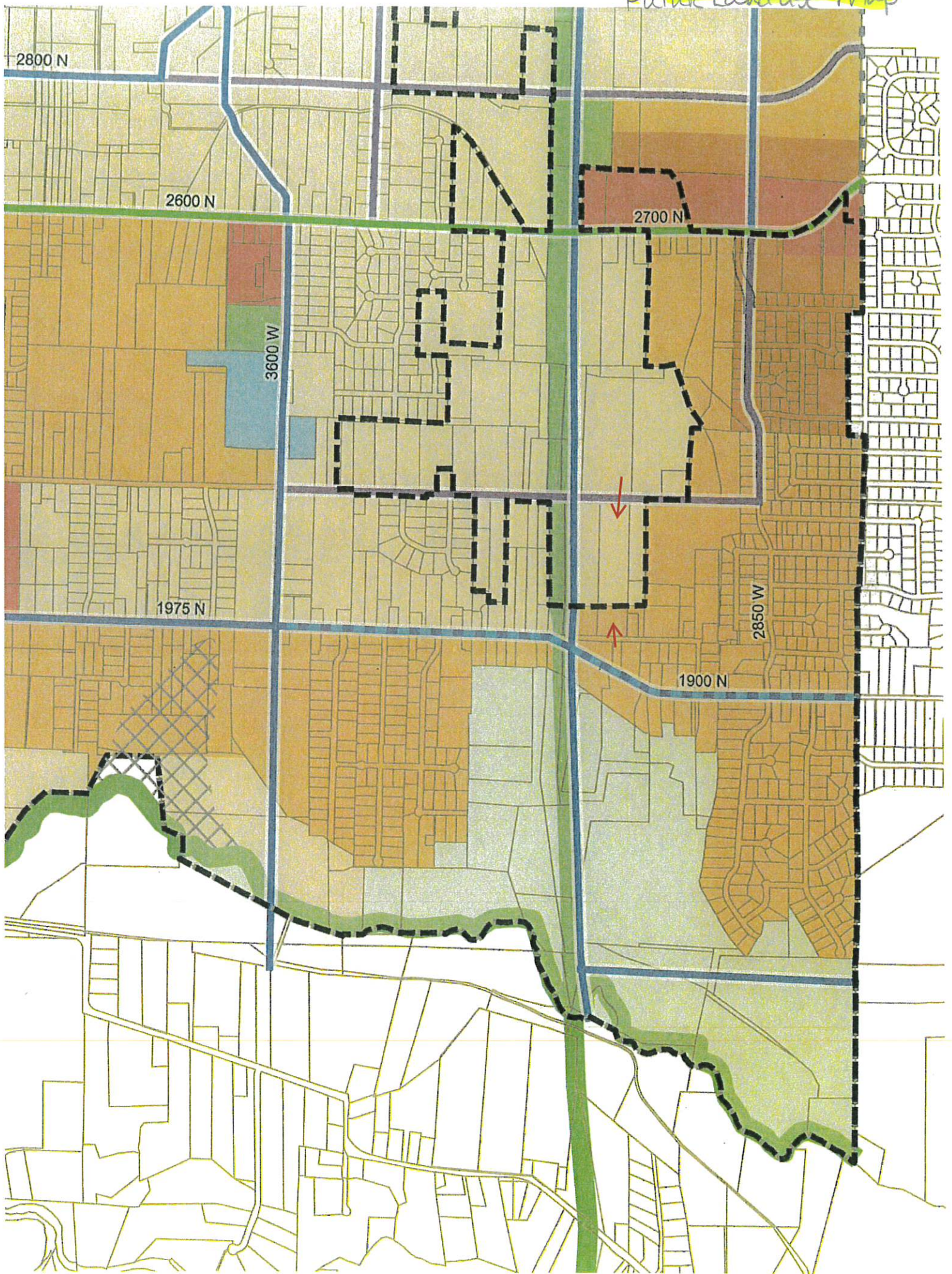


Open Space, Agriculture, Rural Residential: this land use category is for property that is generally undeveloped or being used primarily as agriculture. This land use category provides property owners with various choices to maintain the popular lifestyle conducive to the rural character of Plain City. Residential uses in this area would maintain lots that are 40,000 square feet or greater.



Municipal, Schools, and Churches: this land use category is for public and quasi-public property.

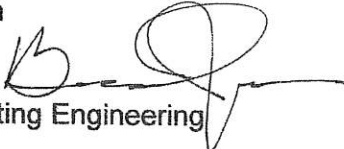
Future Land Use Map





Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: December 27, 2024

Subject: **River Crossing Subdivision, Phase 3 – Conditional Final Acceptance**

We have reviewed the Conditional Final Acceptance request for the River Crossing Subdivision, Phase 3. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works dated (attached). Consequently, we recommend granting Conditional Final Acceptance to the subject development.

Once Conditional Final Acceptance is granted, the 1-year warrantee period will begin and all remaining escrow funds can be released to the Developer except for the following 2 items:

Streetlights	\$ 8,800.00
Contingency	<u>\$ 144,127.00</u>
Total to Remain in Escrow	\$ 152,927.00

It should be noted that the funds associated with the streetlight are to remain due to ongoing delays by Rocky Mountain Power. If you have any questions or require additional information, feel free to contact me.

3/26/2024

RE: River Crossing phase 3

Developer: Marriott Construction

Subject: Conditional final request.

On 12/9/2024 I've conducted an inspection at River Crossing Phase 3 Subdivision to verify the completion and start the 1-year warranty.

At this time, I recommend granting conditional final, releasing any of the remaining escrow monies minus the 10% warranty monies & the Monies in escrow, for the street lighting.

If you have any questions, or concerns please contact me at your earliest convenience.

Sincerely,


Daniel Schuler

Public Works Director
4160 West 2200 North
Plain City, Utah 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: December 27, 2024

Subject: Pappy Estates – Conditional Final Acceptance

We have reviewed the Conditional Final Acceptance request for the Pappy Estates Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works dated (attached). Consequently, we recommend granting Conditional Final Acceptance to the subject development.

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

Streetlights	\$ 25,000.00
Sidewalk	\$ 76,500.00
Contingency	\$ 173,160.90
Total to Remain in Escrow	\$ 274,660.90

It is our understanding that the Developer has requested the escrow be reduced. If the City desires to proceed, we recommend the original escrow agreement be amended or a new escrow agreement be produced for the amount indicated above. Any agreement should be reviewed and approved by the City Attorney. If you have any questions or require additional information, feel free to contact me.

Escrow (reduced)

Project Name: Pappy Estates Subdivision

	Item Description	Estimated Quantity	Unit	Unit Price	Total
1	Street Lights	1.00	LS	\$25,000.00	\$25,000.00
2	Sidewalk	1,530.00	LF	\$50.00	\$76,500.00
Sub Total					\$101,500.00
10% Contingency					\$173,160.90
Total Escrow					\$274,660.90



Project Punch List

Project Name: Pappy Estates Subdivision

Contractors Name: Cam Williams / Rock Solid Excavating

Date of substantial completion inspection: 11/9/2024

Date of punch list: 11/12/2024 12/2/2024

City representative: Daniel Schuler

Contractors' representative: Cam Williams

The following is a list of items within the scope of work that require correction or completion prior to:

☒ Escrow release.

☐ Substantial completion inspection.

☒ Conditional final.

☐ Final completion.

A detailed description for each item is provided below. Upon completion the city representative and the contractors shall inspect the work performed and initial that each item has been completed and accepted before conditional final or final completion will be requested from City Council. (Use additional pages as necessary). Once developer/contractor receives the punch list from the city all items listed below will need to be completed within 60 days, after the 60 days the punch list will be null-and-void and a new final inspection and punch list will be issued for items needing fixed or completed. Developers/Contractors responsibility to contact the city to schedule a re-inspection for items completed.

Description of items	%	City Representative	Date of City Acceptance
Clean out Storm Drain Boxes and lines	100%	D Schuler	12/2/2024
Clean out all curb N gutter and remove all BMPs from SWPPP	100%	D Schuler	12/2/2024

Street lights on order Waiting on RMP not paid for at this time, keep money in escrow.	0%	D Schuler	
Clean out detention basin, mat & rock all of basin.	100%	D Schuler	12/2/2024
Sidewalk completed once homes are completed.	50%	D Schuler	12/2/2024

The Developer is requesting to start the one-year warranty period. All City improvements are installed to city standards, minus the four-street light, we are waiting on RMP for the street light contract and billing for the street lights + the installation cost, as of 12/2/2024. Once the city receives the bill/contract from RMP and pays for the street lighting, at that time the money in escrow would be released and given to the city for reimbursement. At this time, I recommend conditional final for Pappy Estates Subdivision, any questions please call

- \$25,000.00 Street lighting escrow.
- 10% Contingency = ~~\$158,661.72~~ \$173,160.90
- 50% sidewalk monies in escrow until completed.




Daniel Schuler
Public Works Director
 4160 W 2200 S