

----- GENERAL INFORMATION -----

Name of Proposed Subdivision: SILVER VALLEY

County Tax Parcel Number: 19-037-0096, 19-037-0057

Current Zoning of Property: RE-1B.5 (SOUTHERLY PORTION RE-1S)

	PLAIN CITY
THIS BOX IS FOR OFFICIAL USE ONLY:	
Date Received: <u>4-7-25</u>	
Receipt #: <u>2038031</u>	
Amount Paid: <u>4,700.00</u>	

----- CONTACT INFORMATION -----

<p>Applicant Information</p> <p>Name: <u>AJS INVESTMENTS LLC (SKEEN) DAVIO</u> Phone: <u>801-920-5009</u> Email: <u>D-SKEEN@HOTMAIL.COM</u></p>	<p><i>Subdivision Filing Fee - 1,100.00</i> <i>Engineer Fees 3,600.00</i> Property Owner #1 Information</p> <p>Name: <u>AJS INVESTMENTS LLC (SKEEN) DAVIO</u> Phone: <u>801-920-5009</u> Email: <u>D-SKEEN@HOTMAIL.COM</u></p>
<p>Property Owner #2 Information (If Applicable)</p> <p>Name: _____ Phone: _____ Email: _____</p>	<p>Name of Intended Escrow Holder</p> <p>Name: _____ Phone: _____ Email: _____</p>
<p>Surveyor's Name <u>HAI-ROGER SLADE</u> Email <u>ROGERS@HAIIES.NET</u> Phone# <u>435-723-3491</u> Engineer's Name <u>HAI-JIM FLINT</u> Email <u>JIMF@HAIIES.NET</u> Phone# <u>435-723-3491</u></p>	

If the property to be subdivided has more than two owners, attach supplemental information for remaining owners.

----- FINAL DOCUMENT CHECKLIST -----

- 1 **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.
- 2 **A plat**, drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
 - a The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
 - b The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.

c _____ The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

d _____ The names and addresses of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.

e _____ The address and phone number of the land surveyor and/or engineer who prepared the plat.

f _____ Sufficient data acceptable to the City Engineer to readily determine the location, bearing and length of all lines on the plat, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at appropriate intervals.

g _____ Whether any parcel is intended to be used as a street or for any other public use.

h _____ The names, numbers, widths, lengths, bearings, and curve data on centerlines for all proposed streets, alleys, and easements (if applicable). All proposed streets shall be numbered and named in accordance with the City's adopted addressing system.

i _____ The location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, and bridges.

j _____ The location and width of existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights-of-way and building setback lines.

k _____ Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.

l _____ Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.

m _____ Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage.

n _____ Whether any parcel is reserved or proposed for dedication for a public purpose.

o _____ The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.

3 _____ **An improvement plan**, created in accordance with applicable portions of City municipal code §11-3-5 and chapters 11-5 and 11-4, for all public improvements proposed by the applicant or required by City ordinances.

4 _____ **Proof of approval** by the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local public safety answering point.

5 _____ As applicable, **formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces**.

6 _____ If the plat is to be part of a community association, **signed and binding documents conveying to the association all common areas**.

7 _____ **Certifications**, including:

a _____ An affidavit from the applicant certifying that the submitted information is true and accurate (EXAMPLE ON PAGE 5).

b _____ The signature of each owner of record of land described on the plat, signifying their dedication and approval of the plat (EXAMPLE ON PAGE 6).

c _____ Certification that the surveyor who prepared the plat:

i _____ Holds a license in accordance with Utah Code 58-22; and

ii _____ Either

(1) _____ Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or

(2) _____ Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

iii _____ Has placed monuments as represented on the plat.

8 _____ **Copies, including:**

- a _____ One copy of the plat drawn on Mylar for signing and recording and seven 11" x 17" printed copies for the City's use in the review process.
- b _____ Seven sets of two 11" x 17" aerial maps: one map showing a close up of the proposed subdivision (with legend included) and the second map showing the area approximately 1,000 feet around the boundaries of the subdivision in all directions.
- c _____ Digital versions of the plat and the areal maps.
- d _____ An electronic copy of all plans in PDF format.

9 _____ **Payment of the subdivision application fee and any other application-processing fees described in the City's fee schedule.**

PLAIN CITY
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE

A. SERVICE (REVIEW) FEES

1. Subdivision Filing	\$200.00 plus \$50.00 per lot
2. Engineering	\$200.00 per lot Developer will be responsible for all engineering fees above those paid at filing.
3. Planner Fees	Developer is responsible for all planner review fees (over one hour) incurred on behalf of the subdivision.
4. Legal Fees	Developer is responsible for all legal review fees (over one hour) incurred on behalf of the subdivision.

All submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer. Review costs can be kept to a minimum if the engineer for the developer is thorough in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklist, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to final approval by the governing body. **All engineering fees associated with each subdivision are the developer's responsibility to pay in full.**

4/7/2023

Date



Signature

B. USER FEES:

1. General Plan Amendment Request	\$200.00
2. Rezone Request	\$200.00
3. Conditional Use Permit	\$200.00
4. Request to Appear Before Appeal Board	\$400.00
5. Request for Annexation	\$1000.00
6. Copies	\$0.25 per copy (8 1/2 X 11)

General plan and zoning maps are online at www.plaincityutah.org

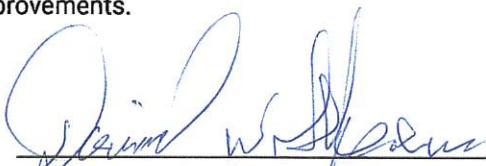
PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: SILVER VALLEY

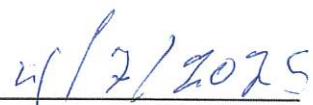
County Tax Parcel Number of Property to Be Subdivided: 19-037-0096, 19-037-0095-7

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on city approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:



Property Owner #1



Date

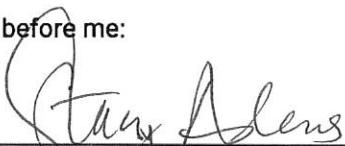
Property Owner #2 (if applicable)

Date

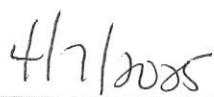
Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:



Notary Public



Date

Notary Seal:



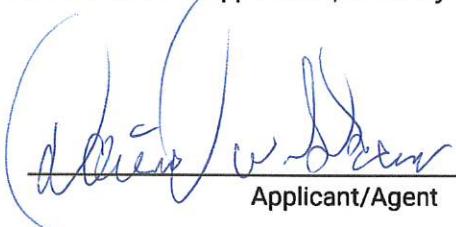
APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: SILVER VALLEY

County Tax Parcel Number of Property to Be Subdivided: 19-037-0096, 19-037-0057

I, DACCO SKEEN (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Plain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Plain City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Plain City Consolidated Fee Schedule.

Signed:



Dacco Skeen
Applicant/Agent

4/7/2025

Date

Subscribed and sworn to before me:



Stacy Adams

Notary Public

4/7/2025

Date

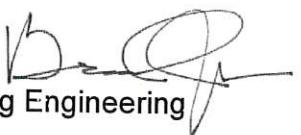
Notary Seal:





Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: May 1, 2025

Subject: Silver Valley Subdivision, Plan Review

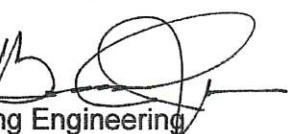
We have reviewed the revised plans for the revised Silver Valley Subdivision. It appears that the review comments indicated on our memorandum dated April 16, 2025 have been addressed. Consequently, we recommend approval of the Silver Valley Subdivision.

If you have any questions or require additional information, feel free to call.

Memorandum



To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: April 16, 2025

Subject: Silver Valley Subdivision, Plan Review

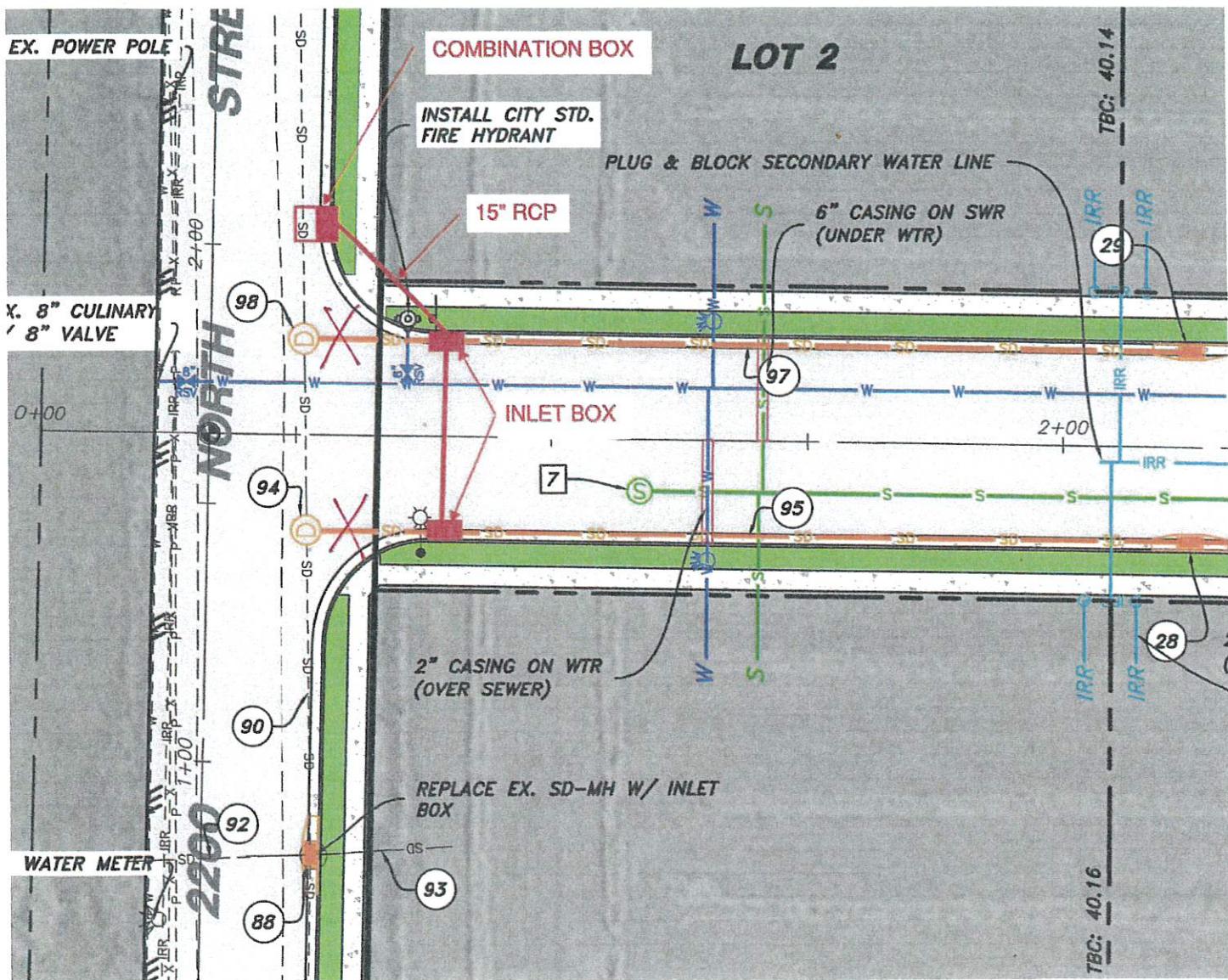
We have reviewed the revised plans for the proposed Silver Valley Subdivision and have the following comments:

1. A geotechnical report should be provided for this development.
2. The plans show an irrigation ditch running east-west through the development between Lots 11 and 13 as well as Lots 12 and 14. Notes should indicate whether this ditch is to be abandoned or piped. If it is to be piped, the proposed improvements should be shown on the plans.
3. The plans note that fire hydrants are to be constructed in accordance with Plain City Standards. The note should be revised to state that the fire hydrants are to be installed in accordance with Bona Vista Water Improvement District Standards.
4. The street signs/stop signs shown on the plans should be noted.
5. A sanitary sewer line should be extended approximately 60-feet to the north from the proposed manhole at station 1+17.51. This sanitary sewer extension should terminate with a sewer cleanout.
6. The proposed culinary and secondary water improvements must be reviewed by Bona Vista Water Improvement District and Pineview Water Systems respectively.

Tammy Folkman, Land Use Specialist
Silver Lake Subdivision, Plan Review
Page 2 of 2

7. The storm drain system at the intersection of 3050 West and 2200 North should be reconfigured as shown on the attached redlined drawing.
8. The 1975 North Typical Road Section on Sheet 1 indicates the asphalt widening will be approximately 17.5-feet while the plan on Sheet 6 shows the widening is just over 5-feet. Please note that the asphalt widening must be as wide as it needs to be to achieve an adequate cross slope.
9. Prior to construction beginning, an electronic drawing of the development layout should be submitted to our office. The drawing should be compatible with an AutoCAD format.
10. Final addresses and street numbers will be provided by our office.

If you have any questions or require additional information, feel free to call.





Hansen and Associates, Inc.

Consulting Engineers & Land Surveyors

April 23, 2025

Subject: Response to April 16 comments concerning Silver Valley Subdivision.

To whom it may concern,

Below is an itemized response letter to the city comments.

Improvement Drawings:

1. A geotechnical report has been completed and is included with the most recent submittal set
2. The irrigation ditch has been marked as being abandoned
3. Fire hydrant notes have been updated
4. Street/stop signs have been noted (see sheet 2 & 3)
5. The sewer line cannot pass the storm drain lines as it conflicts directly with the SD. The sewer has been extended as far north as possible
6. Plans have been sent to Bona Vista & Pineview for review & approval
7. Storm drain has been reconfigured
8. Sheet 1 road section shows 17 feet of existing asphalt and only 4 feet of new asphalt which matches sheet 6
9. Electronic DWG will be provided upon final approval and prior to precon meeting
10. Addresses have been received and added to the plat map. Street numbers have been updated on all drawings

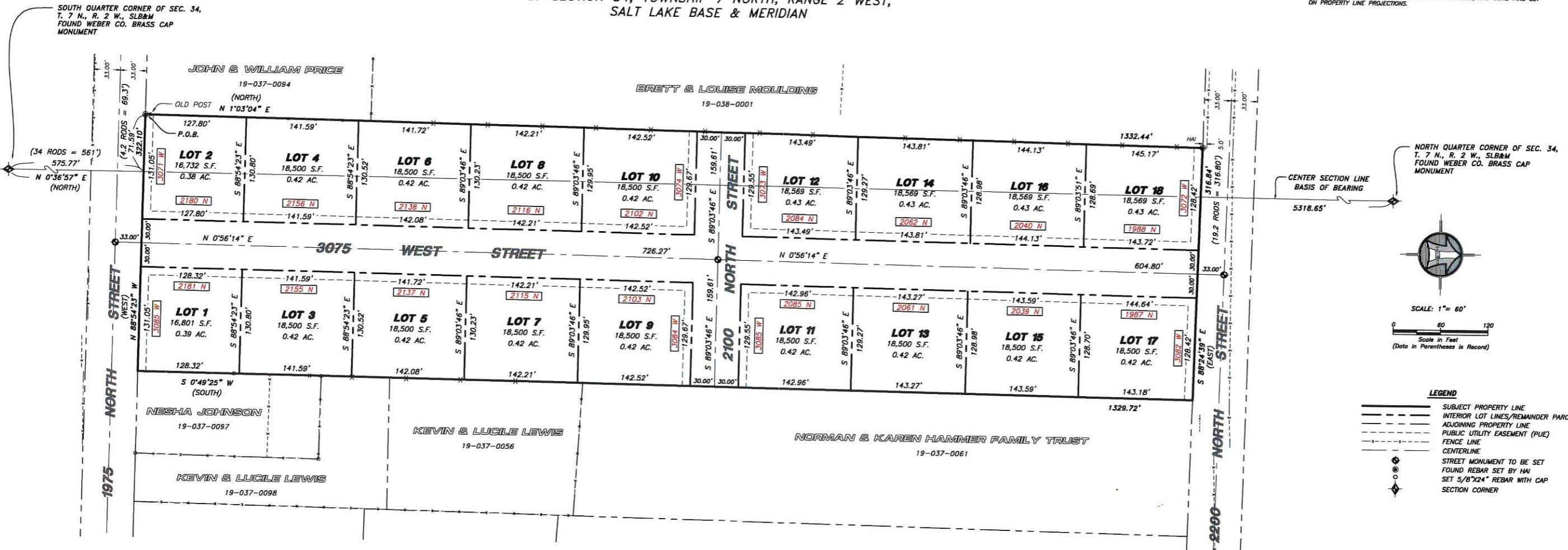
Respectfully;
Hansen and Associates, Inc.
Bret Cummings
Job No. 22-5-16

5-13-25

SILVER VALLEY SUBDIVISION

PLAIN CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS
OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

PLAT NOTES:
1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS
OTHERWISE NOTED.
2 - REBAR AND CAP SET ON ALL REAR LOT CORNERS, AND CURB PINS SET
ON PROPERTY LINE PROJECTIONS.

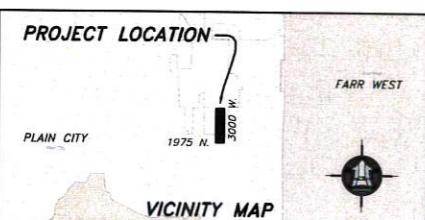


OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SILVER VALLEY SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH, THOSE PARTS OR PORTIONS DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO PLAIN CITY, ALL THOSE CERTAIN STRIPS OF LAND SHOWN AS EASEMENTS FOR PUBLIC UTILITY INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PLAIN CITY.

THIS _____ DAY OF _____, 2025.

AJS INVESTMENTS, LLC
BY: DAVID SKEEN, MANAGER



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF WEBER _____
ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE
ME, DAVID SKEEN, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE
IS A MANAGER OF AJS INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"),
WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE
FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID
AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF
THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT
OF THE LLC.

STATE OF UTAH NOTARY PUBLIC _____
COMMISSION NUMBER _____
NOTARY PRINTED NAME _____
MY COMMISSION EXPIRES _____

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2025.

CHAIRMAN, PLAIN PLANNING COMMISSION

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haines.net
(435) 723-3491 (801) 398-4905 (435) 752-8272
Celebrating over 65 Years of Business

22-5-16 22-5-16v19.dwg 03/05/2025 RS

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE SOUTHEAST CORNER OF JOHN & WILLIAM PRICE PROPERTY, TAX ID NO. 19-037-0094, BEING 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 AND 71.59 FEET NORTH 88°54'23" WEST (4.2 RODS WEST BY RECORD) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

RUNNING THENCE NORTH 01°03'04" EAST (NORTH BY RECORD) 1332.44 FEET ALONG THE EAST LINE OF SAID JOHN & WILLIAM PRICE PROPERTY AND THEN ALONG THE EAST LINE OF BRETT & LOUISE MOULDING PROPERTY, TAX ID NO. 19-038-0001 BEING AN EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 2100 NORTH STREET; THENCE SOUTH 88°24'39" EAST 316.84 FEET (EAST 1.2 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 (SOUTH BY RECORD) 1329.72 FEET ALONG SAID WEST LINE AND THEN ALONG THE WEST LINES OF KEVIN & LUCILE LEWIS PROPERTY, TAX ID NO. 19-037-0056 AND NESHA JOHNSON PROPERTY, TAX ID NO. 19-037-0097 TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°54'23" WEST (WEST BY RECORD) 322.10 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 9.76 ACRES

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO EIGHTEEN (18) LOTS, KNOWN HEREAFTER AS SILVER VALLEY SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



DEVELOPER:
DAVID SKEEN
801-920-5009

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND
RECORDED

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

COUNTY RECORDER
BY: _____ DEPUTY

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF
THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE
PLAIN CITY COUNCIL.
SIGNED THIS _____ DAY OF _____, 2025.

MAYOR: _____
ATTEST: _____

PLAIN CITY ENGINEER

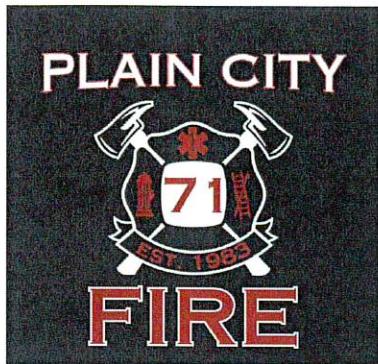
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE
STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE
ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
COMPLIED WITH THIS _____ DAY OF _____, 2025.

CITY ENGINEER

PLAIN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND
ORDINANCES PREREQUISITE TO THE APPROVAL BY THE ATTORNEY OF
THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2025.

SIGNATURE



Chief: Dennis Crezee
Asst. Chief: Casey Christiansen

4132 W. 2200 N.
Plain City, UT 84404
Phone/Fax
801-731-4908

To whom it may concern,

I have reviewed the plans for the Silver Valley Subdivision and have no issues with the plans that were presented to the Plain City Fire department for review.

Dennis O Crezee
Fire Chief
801-540-2365



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

March 31, 2025

Plain City Planning Commission
4160 West 2200 North
Plain City, UT 84404

RE: **AVAILABILITY LETTER** – Skeen Subdivision

The development is located at 3050 West 2200 North approximately and consists of 18 lots.

This letter is **ONLY** to state that the above-named project is in the boundaries of the Bona Vista Water Improvement District but water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- Review fees are paid to the District.
- The subdivision utility plan be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for this review is \$450 plus \$75 per lot. We consider this fee to be minimal and is only to cover the cost of review by the District administration and inspectors and the District Engineer. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are then responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision must have a secondary water system for all outside irrigation usage. Prior to the District accepting fees for individual connections, the owner or developer must furnish proof of secondary water.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 202, Monday through Friday, 8am – 4pm.

Sincerely,

Kenny Hefflefinger,
Assistant Manager

Board of Directors

Ronald Stratford – Chairman – Unic. Weber County

Ken Phippen – Vice Chairman – Farr West

Scott Van Leeuwen – Marriott/Slaterville
Jon Beesley – Plain City
Michelle Tait, - Harrisville

Management

Matt Fox, Manager

Kenny Hefflefinger, Assistant Manager

Shauna Gilchrist, Administrative Manager



April 2, 2025

Plain City Planning
Re: Skeen – Silver Valley Subdivision
Parcel# 19-037-0096, 19-037-0057

To Whom It May Concern:

We have reviewed the plans for Silver Valley Subdivision, Approx: 3050 W 1975 N, Plain City, Utah. This property is not currently part of the Weber-Box Elder Conservation District. The owner of this property will need to complete inclusion requirements, pay all required fees and provide water shares to bring the property into the water district. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Brooke Harris". The signature is fluid and cursive, with "Brooke" on the top line and "Harris" on the bottom line.

Brooke Harris
bharris@pineviewwater.com
Assessment Clerk
801-622-4355



1438 West 2550 South
Ogden, Utah 84401

Dustin Skeen
Dustin.Skeen@gmail.com

Dear Dustin Skeen

Rocky Mountain Power will supply power to a site located at or near 2200 N 3050 W , Plain City , Weber County, Utah.

- Applicant will apply for power by calling 1-888-221-7070.
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4224.

Respectfully,

Craig Garner
Estimator
Rocky Mountain Power



November 18, 2024

Skeen Subdivision
2200 N 3050 W
Plain City, UT
ATTN: Dustin Skeen

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Skeen Subdivision when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Cody Randall
Pre-Construction Representative

APPLICATION FOR A PLAIN CITY
LOT LINE ADJUSTMENT AND CONSOLIDATION OF PARCELS

Date Submitted 5-6-25 Lot Line Adjustment 19-033-0036 Consolidation of Parcels 19-033-0052

Property Owner Name John Dixon Email: _____

Address 2183 N 4650 W Plain City, UT 52

Phone 801-940-0232 Parcel No(s). 19-033-0036 19-033-0052

No. of Existing Parcels 2 No. of proposed parcels 2

Existing Zone RE 15

19-033-0036

will Adjust so that 19-033-0052

will be 85 ft wide

85

The affected property owners adjoining the lot line consent to the lot line adjustment. Yes No

The lot line creates a remnant parcel that did not previously exist. Yes No

The lot line creates a violation of zoning codes. Yes No

Surveyor's Name Trent Williams Address 919 N 400 W Layton Ph 801-547-1100

Engineer's Name Trent Williams Address 919 N 400 W Layton UT Ph 801-547-1100

Please describe any agreements, rights-of-way, easements etc that could affect this property:

PLEASE NOTE IF REQUIRED:

All Engineer, Legal, and Planner Fees are the responsibility of the Person or Entity applying for the Lot Line or Consolidation process.

The new legal description shall not create a new parcel, remnant parcel or violate existing zoning ordinances.

The above information is true and accurate to the best of my knowledge.

5-6-25
Date

John Dixon
Signature

Office Use Only

Lot Line Adjustment Fee: 200.00 Consolidation of Parcel Fee: _____

Number of Copies Submitted: _____ Receipt No. 2038133 Date Paid 5-6-25

Planning Commission Approval Date: _____

AFFIDAVIT**PROPERTY OWNER**

STATE OF UTAH)
)
) ss
COUNTY OF WEBER)

I (we), John E Dixon, 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.

John E. Dixon
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10th day of May, 20 25.



Lynette Singleton
(Notary)
Residing in Weber County, Utah
My commission expires: 05/11/2028

----- GENERAL INFORMATION -----

Name of Proposed Subdivision: MARSH MOUNTAIN

VIEW SUBDIVISION



PLAIN CITY

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 11-27-24

Receipt #: _____

Amount Paid: 7,950.00

County Tax Parcel Number: 19-038-0016, -0085, -0086, -0087, -0088, and -0092

Current Zoning of Property: RE-18.5

31 lots

1,350.00 subdivision filing
1,500.00 Engineering
300.00 filing fee

----- CONTACT INFORMATION -----

Applicant Information

Name: JOSEPH MARSIT

Phone: 213 887-8070

Email: ashitanojoe@gmail.com

Property Owner #1 Information

Name: JOSEPH MARSIT

Phone: 213 887-8070

Email: ashitanojoe@gmail.com

Property Owner #2 Information (If Applicable)

Name: _____

Phone: _____

Email: _____

Name of Intended Escrow Holder

Name: _____

Phone: _____

Email: _____

Surveyor's Name Great Basin Engineers Email andyh@greatbasineng.com Phone# (801) 394-4515 (x8410)
 Engineer's Name Andy Hubbard Email andyh@greatbasineng.com Phone# (801) 394-4515 (x8410)

If the property to be subdivided has more than two owners, attach supplemental information for remaining owners.

----- FINAL DOCUMENT CHECKLIST -----

1

An approved land use application that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.

2

A plat, drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:

a

The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.

b

The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.

c The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

d The names and addresses of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.

e The address and phone number of the land surveyor and/or engineer who prepared the plat.

f Sufficient data acceptable to the City Engineer to readily determine the location, bearing and length of all lines on the plat, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at appropriate intervals.

g Whether any parcel is intended to be used as a street or for any other public use.

h The names, numbers, widths, lengths, bearings, and curve data on centerlines for all proposed streets, alleys, and easements (if applicable). All proposed streets shall be numbered and named in accordance with the City's adopted addressing system.

i The location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, and bridges.

j The location and width of existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights-of-way and building setback lines.

k Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.

l Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.

m Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage.

n Whether any parcel is reserved or proposed for dedication for a public purpose.

o *✓N/A* The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.

3 An **improvement plan**, created in accordance with applicable portions of City municipal code §11-3-5 and chapters 11-5 and 11-4, for all public improvements proposed by the applicant or required by City ordinances.

4 **Proof of approval** by the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local public safety answering point.

5 As applicable, **formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces.**

6 *N/A* If the plat is to be part of a community association, **signed and binding documents conveying to the association all common areas.**

7 **Certifications**, including:

a An affidavit from the applicant certifying that the submitted information is true and accurate (EXAMPLE ON PAGE 5).

b The signature of each owner of record of land described on the plat, signifying their dedication and approval of the plat (EXAMPLE ON PAGE 6).

c Certification that the surveyor who prepared the plat:

i Holds a license in accordance with Utah Code 58-22; and

ii Either

(1) Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or

(2) Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

iii Has placed monuments as represented on the plat.
or will

8 Copies, including:
 a One copy of the plat drawn on Mylar for signing and recording and seven 11" x 17" printed copies for the City's use in the review process.
 b Seven sets of two 11" x 17" aerial maps: one map showing a close up of the proposed subdivision (with legend included) and the second map showing the area approximately 1,000 feet around the boundaries of the subdivision in all directions.
 c Digital versions of the plat and the areal maps.
 d An electronic copy of all plans in PDF format.

9 Payment of the subdivision application fee and any other application-processing fees described in the City's fee schedule.

(Once finalized)

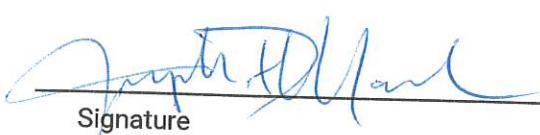
PLAIN CITY DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE

A. SERVICE (REVIEW) FEES

1. Subdivision Filing	\$200.00 plus \$50.00 per lot
2. Engineering	\$200.00 per lot Developer will be responsible for all engineering fees above those paid at filing.
3. Planner Fees	Developer is responsible for all planner review fees (over one hour) incurred on behalf of the subdivision.
4. Legal Fees	Developer is responsible for all legal review fees (over one hour) incurred on behalf of the subdivision.

All submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer. Review costs can be kept to a minimum if the engineer for the developer is thorough in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklist, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to final approval by the governing body. **All engineering fees associated with each subdivision are the developer's responsibility to pay in full.**

NOV. 26, 2024
Date


Signature

B. USER FEES:

1. General Plan Amendment Request	\$200.00
2. Rezone Request	\$200.00
3. Conditional Use Permit	\$200.00
4. Request to Appear Before Appeal Board	\$400.00
5. Request for Annexation	\$1000.00
6. Copies	\$0.25 per copy (81/2 X 11)

General plan and zoning maps are online at www.plaincityutah.org

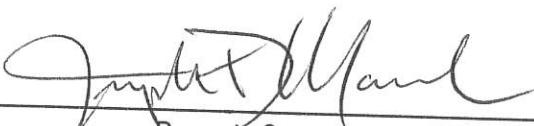
PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: MARSH MOUNTAIN VIEW SUBDIVISIONS

County Tax Parcel Number of Property to Be Subdivided: 19-038-0016, -0085, -0086, -0087, -0088, -0092

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on city approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:



Property Owner #1

11/26/2024

Date

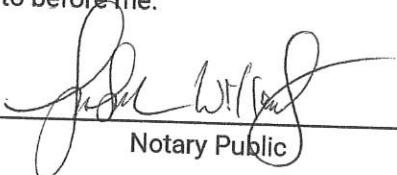
~~Property Owner #2 (if applicable)~~

~~Date~~

~~Property Owner #3 (if applicable)~~

~~Date~~

Subscribed and sworn to before me:

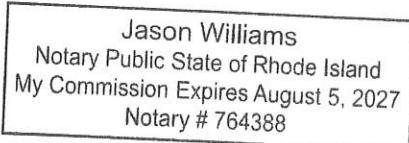


Notary Public

11/26/2024

Date

Notary Seal:



APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: MARSH MOUNTAIN VIEW SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 19-038-0016, -0085, -0086, -0087, -0088, -0092

I, _____ (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Plain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Plain City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Plain City Consolidated Fee Schedule.

Signed:

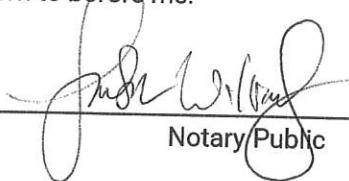


Applicant/Agent

11/26/2024

Date

Subscribed and sworn to before me:

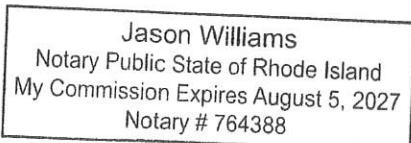


Notary Public

11/26/2024

Date

Notary Seal:





M e m o r a n d u m

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: May 9, 2025

A handwritten signature in black ink, appearing to read "Brad C. Jensen, P.E." followed by a stylized "J".

Subject: Marsh Mountain View Subdivision, Plan Review

We have reviewed the revised final plans for the Marsh Mountain View Estates Subdivision. It appears that the items on our previous review memoranda dated December 23, 2024 have been adequately addressed. Prior to construction, the following things must occur:

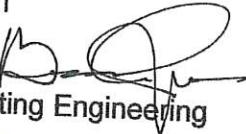
1. Once a contractor is selected, they must set up a preconstruction meeting with our office.
2. The following items must take place prior to the preconstruction meeting.
 - a. A SWPPP and NOI must be submitted to Plain City Public Works for their review and comment.
 - b. An electronic drawing of the development layout (with addresses) should be submitted to our office. The drawing should be compatible with an AutoCAD format.

We recommend final approval of the Marsh Mountain View Subdivision. If you have any questions or require additional information, feel free to contact me.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: December 23, 2024

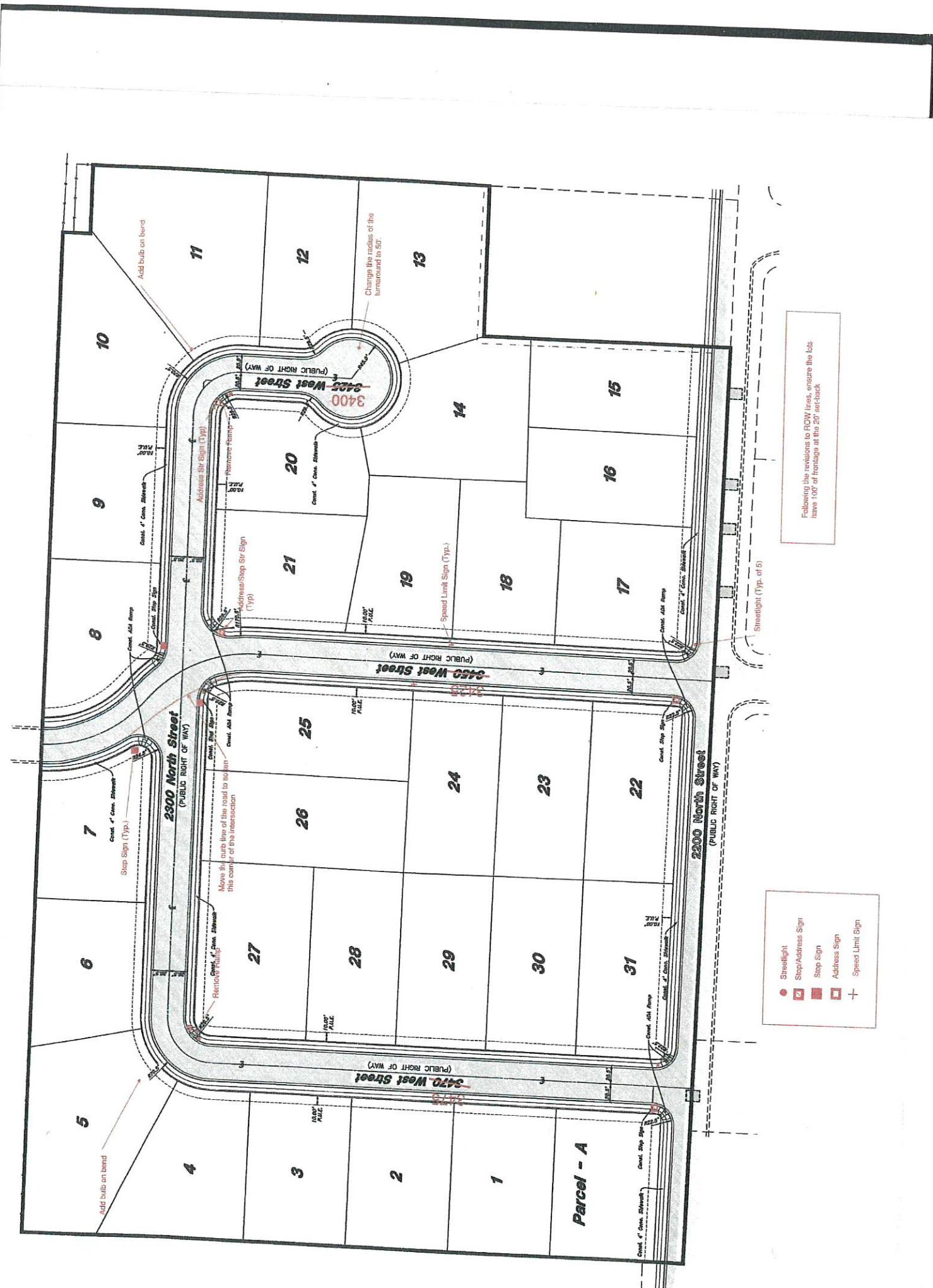
Subject: Marsh Mountain View Subdivision, Plan Review

We have reviewed the final plans for the Marsh Mountain View Estates Subdivision. Following our review, we have the following comments:

1. A site-specific geotechnical report must be prepared for this development and submitted to the City.
2. The following comments should be applied to the stormwater detention basin and outlet structure:
 - a. The pond outlet structure detail on Sheet C13 should be revised to identify the emergency overflow.
 - b. A note should be added indicating the exposed soil in the pond is to be covered with a weed mat and crushed rock.
 - c. A concrete approach and apron should be provided to provide maintenance equipment/vehicle access.
 - d. A slide gate should be provided on the outlet structure that will allow the pond to be isolated.
 - e. In accordance with Plain City Standards, the proposed storm water detention pond must be designed to retain the 85th percentile storm. If this cannot be done due to shallow groundwater or some other condition, a letter report must be submitted indicating why it cannot be achieved.
3. Streetlights, stop signs, street signs and traffic signs should be added as indicated on the attached redlined drawing.
4. The radius of the cul-de-sac should be reduced from 55-feet to 50-feet.

5. The curves shown at the north end of 3425 West and 3470 West Streets are too sharp. We recommend a bulb be placed at these two locations. This configuration will allow vehicles to more easily make the turn and will improve safety.
6. The length of the proposed cul-de-sac appears to be in excess of the maximum allowable length of 400-feet. However, it appears this cul-de-sac may be eligible for a special exception that would allow the length to be extended to a maximum of 600-feet. I recommend the cul-de-sac be allowed as it is shown on the submitted plans.
7. the Developer's Surveyor must confirm that the final grade elevations that are proposed for the detention pond area and throughout the interior of the development are complied with. This information must be submitted to the City.
8. The intersection at the north end of the development should be revised as indicated on the attached redlined drawings.
9. Other minor items are shown on the attached redlines.
10. The final plat should include addresses for each lot. The addresses will be provided by our office.
11. These plans must be submitted to the culinary and secondary water providers for their review and approval. Their requested revisions must be shown on the revised construction drawings.
12. Intent to serve letters must be obtained from all applicable utility providers.
13. Once the configuration of the property lines are set, an electronic drawing of the development layout should be submitted to our office. The drawing should be compatible with an AutoCAD format.

If you have questions or require additional information regarding any of the items listed above, feel free to contact me.



April 17, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

In the process the engineer discovered that there was an error in the calculation, I'm pasting the changes from the engineer's email to Joe Marsh in Bold:

I did check the numbers what is shown on this version is accurate. I had one extra decimal place previously and it created a lower flow rate than what is on the ground. This creates a 34% increase using the correct pipe material.

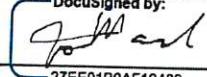
The irrigation company wants to make sure everyone is informed about the change, and has asked that everyone signoff acknowledging the change in location. We have included copies of new flow charts recalculated by our civil engineer, and a plat depicting the current location and where it will be moved to, and where we can achieve some increase in the flow rate.

Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

DocuSigned by:
By: 
27EE01B0AF19489...

4/17/2025

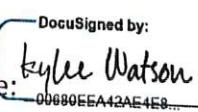
Joseph Marsh

Date

Plain City Irrigation Shareholder

Kylee Watson
Name: _____

Print

DocuSigned by:
Signature: 
00680EEA42AE4E8...

4/19/2025

Signature

Date

April 8, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

In the process we have found a way to increase the flow rate of the ditch by close to 4 times what it currently is when moving it from its current location to a location selected by our engineer. The current flow rate as calculated by our engineer is 1.96 cubic feet per second (cfs). The new location of the ditch will have a flow rate of 7.84 cfs which will greatly benefit all of those downstream.

The irrigation company wants to make sure everyone is informed about the change, and has asked that everyone signoff acknowledging the change in location.

We have included copies of the flow charts calculated by our civil engineer, and a plat depicting the current location and where it will be moved to, and where we can achieve the dramatic increase in the flow rate.

Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:

Joe Marsh

4/8/2025

Joseph Marsh

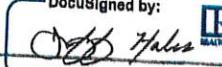
Date

Plain City Irrigation Shareholder

Name: Jeff W Hales

Print

Signature:

DocuSigned by:

8C89E74E78AC442...

Signature

4/14/2025

Date

April 17, 2025

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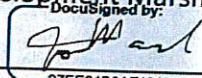
Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:


27EE01B0AF19480...

4/17/2025

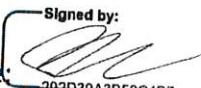
Joseph Marsh

Date

Plain City Irrigation Shareholder

Name: Jeff Spencer

Print

Signature: 
202D30A3B50C1D7...

Signature

4/17/2025

Date

April 17, 2025

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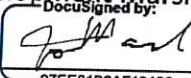
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Acknowledgment of relocation:

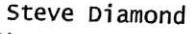
Development Marsh Mountain View Subdivision

By:  4/17/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Steve Diamond
Name: 

Print

DocuSigned by:
Signature:  0314F85CE7BF4B3...

4/17/2025

Signature

Date

April 8, 2025

Dear Plain City Irrigation Shareholder,

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In the process we have found a way to increase the flow rate of the ditch by close to 4 times what it currently is when moving it from its current location to a location selected by our engineer. The current flow rate as calculated by our engineer is 1.96 cubic feet per second (cfs). The new location of the ditch will have a flow rate of 7.84 cfs which will greatly benefit all of those downstream.

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Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By: Joe Marsh 4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Travis Sorensen

Name: _____

Print

DocuSigned by:
Signature 
B8A2E11F4E884D4...

4/11/2025

Signature

Date

April 8, 2025

Dear Plain City Irrigation Shareholder,

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Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By: Joe Marsh 4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Name: Brad Muir

Print

Signed by:
Brad Muir
5B880BA93908448...

Signature

4/11/2025

Date

April 8, 2025

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Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By: Joe Marsh 4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Name: Sherilyn Clark

Print

Signature: Sherilyn Clark

Signature

Date 4-10-25

April 8, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

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Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:

Joe Marsh 4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Name: Terry Wayman Signature: Terry Wayman 4/12/2024
Print: Terry Wayman Signature: Terry Wayman 4/12/2024
Date: 4/12/2024

April 8, 2025

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Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:

Joe Marsh

4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Name: Jeremy Cunningham

Signature:

Print

Jeremy Cunningham

Signature

4/12/25

Date

April 8, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

In the process we have found a way to increase the flow rate of the ditch by close to 4 times what it currently is when moving it from its current location to a location selected by our engineer. The current flow rate as calculated by our engineer is 1.96 cubic feet per second (cfs). The new location of the ditch will have a flow rate of 7.84 cfs which will greatly benefit all of those downstream.

The irrigation company wants to make sure everyone is informed about the change, and has asked that everyone signoff acknowledging the change in location.

We have included copies of the flow charts calculated by our civil engineer, and a plat depicting the current location and where it will be moved to, and where we can achieve the dramatic increase in the flow rate.

Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By: Joe Marsh 4/8/2025

Joseph Marsh

Date

Plain City Irrigation Shareholder

Name:

Lindy Roger

Print

Signature:

Lindy Roger 4.8.2025

Signature

Date

March 26, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

In the process we have found a way to increase the flow rate of the ditch by close to 4 times what it currently is when moving it from its current location to a location selected by our engineer. The current flow rate as calculated by our engineer is 1.96 cubic feet per second (cfs). The new location of the ditch will have a flow rate of 7.84 cfs which will greatly benefit all of those downstream.

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We have included copies of the flow charts calculated by our civil engineer, and a plat depicting the current location and where it will be moved to, and where we can achieve the dramatic increase in the flow rate.

Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:



Joseph Marsh

4/12/2025

Date

Plain City Irrigation Shareholder

Name: Brad Marsh

Print

Signature:



Signature

4/12/25

Date

April 8, 2025

Dear Plain City Irrigation Shareholder,

Hi this is Joe Marsh. In the process of developing our subdivision it has become necessary to move the location of the ditch to avoid any possibility of contractors damaging the ditch while excavating for the new home sites.

In the process we have found a way to increase the flow rate of the ditch by close to 4 times what it currently is when moving it from its current location to a location selected by our engineer. The current flow rate as calculated by our engineer is 1.96 cubic feet per second (cfs). The new location of the ditch will have a flow rate of 7.84 cfs which will greatly benefit all of those downstream.

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We have included copies of the flow charts calculated by our civil engineer, and a plat depicting the current location and where it will be moved to, and where we can achieve the dramatic increase in the flow rate.

Thank you,

Joe Marsh

Acknowledgment of relocation:

Development Marsh Mountain View Subdivision

By:

Joe Marsh

Joseph Marsh

4/8/2025

Date

Plain City Irrigation Shareholder

Name:

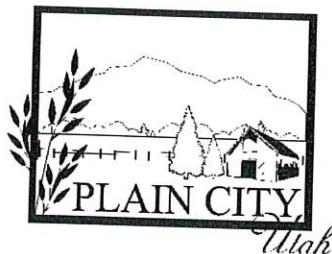
Bret + Montie

Signature:

Print

Signature

Date



To whom it may concern-

Attached is a copy of a Preliminary Subdivision plan for
Marsh Mountain View Subdivision

Located at, approximately

Plain City.

The Planning Commission requests your review and comments concerning:

- Size and location of sewer lines
- Water line location
- Availability to service the development
- Surface drainage, streets, slop and conditions
- Utility locations
- Fire safety and / or restrictions
- Street light location (if applicable)

Under existing conditions, this subdivision (IS) (IS NOT) feasible.

Comments: No comments as the plans are drawn.

Approved by: Brad Jensen

Date: 12-04-2024

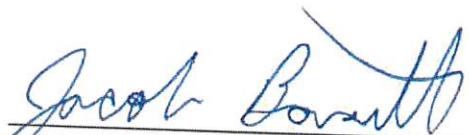
Please return your comments to the Plain City Planning Commission, Attn. Tammy Folkman, within 5 days- 4160 W 2200 N Plain City, UT 84404 or email tammyf@plaincityutah.org



February 27, 2025

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Marsh Mountain View Subdivision** project located at **3554 W 2200 N, Plain City, UT** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.



Jacob Bonatti
Rocky Mountain Power Representative



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474 Fax (801) 621-0475

5/5/2025

Plain City Planning Commission
4160 West 2200 North
Plain City, UT 84404

RE: WILL SERVE LETTER – Marsh Mountain View

The development is located at 2200 N 3450 W, approximately and consists of 31 lots.

The Bona Vista Water Improvement District does have culinary water available for the above mentioned project located at the above address.

The above-named project is in the boundaries of the Bona Vista Water Improvement District. The plan review fee has been paid, as well as formal application made.

The subdivision utility plans have been reviewed by the District and changes, if any, have been made and corrected. These plans have now been approved. Only the phase in consideration is guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Bona Vista Water Improvement District's specifications are available at the District office or online at www.bonavistawater.com/construction-standards.

This subdivision must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection and impact fees, the owner or developer must furnish proof of secondary water for the lot in which they would like to build. Acceptable proof is a receipt from the secondary water provider.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 8am – 4pm.

Sincerely,

Kenny Hefflefinger,
Assistant Manager

Board of Directors

Ronald Stratford – Chairman – Unic. Weber County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Marriott/Slaterville
Jon Beesley, Vice Chairman – Plain City
Michelle Tait, Chairwoman - Harrisville

Management

Matt Fox, Manager
Marci Doolan, Administrative Manager

Mt. View Irrigation
4960 W 2200 N
Ogden, Utah 84404

2-7-2025

To: Plain City

Re: Marsh Mountain View Subdivision Will Serve

Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to and will serve secondary water to the 31 lot subdivision known as Marsh Mountain View Subdivision in Plain City, Utah, contingent on the owner of the subdivision completing a development agreement with the company which will include providing or purchasing the applicable water shares sufficient to provide water to the project, completion and approval of the pipelines, service laterals and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed, water shares provided, and the pipelines and service laterals have been installed and accepted by Mt. View Irrigation. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Each lot owner will become a owner of contract shares in the company and be bound by its by-laws. The delivery of water may be affected by drought or other water shortage conditions which are not under the control of Mt View Irrigation.

Signed



Kami Marriott
Secretary



May 6, 2025

Marsh Mountain View Subdivision
3475 W 2200 N
Plain City, UT 84404

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Marsh Mountain View Subdivision when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Cody Randall
Pre-Construction Representative

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March 27, 2025

has been denied in the past due to the flood zone, what changed the rezone. He stated the Army Corps. had assessed their land and it was designated wetlands and a flood zone, the ducks and geese are now nesting the sewer plant was built in the 1970's and few upgrades have been made, thousands of homes have been built and new ones coming. How is the sewer going to handle the growth. A generator with a pump is running twenty-four seven, the north east corner it is 18 inches from going over the top and it stinks and is noisy. This is not acceptable where is the drainage going other than the surrounding ground.

Commissioner Neil motioned to close the public hearing for re-zone from A-2 to RE-18.5 approx. 2500 N 5100 W (David Pitcher/Ophir Mountain LLC). Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Discussion/Motion: For re-zone from A-2 to RE-18.5 approx. 2500 N 5100 W (David Pitcher/Ophir Mountain LLC)

David Pitcher mentioned he is happy to answer any questions anyone has; he gave his phone number 661-865-2945. He is happy to get calls or meet with anyone. He mentioned 2500 the main reason it is included because it does have a common owner and the city standards would have a 60 foot right of way going through there and with the remaining land on the south side they would put a row of houses. He did say Marriots are willing to sell a 100-foot strip on the north side. They do plan on putting houses on both the Marriott side and the Winegar side. He did mention the international fire code only allows 30 homes on a single access; he was not sure how many homes were there already. He did say they need a secondary access which would go up to 2500 which would give the added benefit of looping the water down that road which should increase the water pressure on 2500 same with the secondary. The northern 15 acres of this parcel is being rezoned as per the future land use map. The northern acreage on the general plan does shows a park or public space, he said he didn't see it on the agenda but the northern acreage on the general plan shows a park. He indicated he was hoping the application showed they are requesting that be changed from agriculture to what the city envisions it to be. He indicated he is all for that being a park, because of this the square footage of the lots would drop. Chairman Maw said as part of your future site plan you will be asked to comply with sensitive land and coordinate with the Army Corps. Mr. Pitcher indicated he understood the steps he needed to go through. Chairman Maw indicated this is a legislative matter and that we will be recommending whatever we recommend to the city council and they will make the final decision. Then they will be back to talk about the site plan. Commissioner Faulkner stated a lot of times we get people here for the public hearing but they don't go to city council and sometimes things change there. She encouraged everyone to go and give their comments.

Commissioner Faulkner motioned to recommend to City Council to approve the re-zone from A-2 to RE-18.5 approx. 2500 N 5100 W (David Pitcher/Ophir Mountain LLC). Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Extension for Homestead Acres approx. 3500 W 3075 N Visionary Homes (Parker McGarvey)

Parker mentioned it has been about a year since they received approval for Homestead, he indicated it was by Stillcreek and they were acre size lots. He stated development has been delayed this past year hence the reason to extend. He is hoping to break ground sometime in June. Commissioner Neil stated he understood there were some water issues. Parker stated there were some secondary water issues but he did say they would provide a will serve letter they are involved with that right now. He indicated there were very extreme

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water issues where an acre size lot you would be limited to 4,000 square feet of sod which would create an acre size weed patch. He stated it would be hard to market and sell lots. He has been working with Mountain View to provide water. He said everything had been resolved. Commissioner Skeen asked if there was a law or rule that you could only have 4,000 square feet of sod. Parker indicated it was a mandate from Weber Basin that they were going to enforce onto Mountain View. He indicated they have gone a different route as far as the source of the water. Mountain View is not going to adopt this or enforce it. Chairman Maw mentioned previous minutes where they received final approval, he stated there where some conditions on there. Here are the conditions that he read. *The language about who is responsible for repairing any damage to the ditch, including a letter about irrigation easement and plat change on lot 9 to allow for a walkway to the rail trail. With that change we will agree that the frontage on lot 9 can be reduced.* Parker stated everything had been taken care of. Commissioner Neil asked if he did have a letter from the irrigation company. Parker mentioned there is a note on the plat. Commissioner Neil wanted to know if the Plain City irrigation company was aware of what Parker was doing. Chairman Maw asked if he had a letter from them. He indicated he did not have a letter. Commissioner Neil would like to see a letter from them. Commissioner Faulkner mentioned it looks like this should be in the developer's agreement; she asked that Parker make sure it is in there. He said he would. Chairman Maw asked if we approve this without the letter. Commissioner Faulkner feels the approval needs to include those conditions again. Commissioner Neil feels we don't do final until everything is met. Commissioner Skeen wanted to know what the agreement on the irrigation ditch was. Commissioner Neil indicated the mayor wanted to see it buried. Parker mentioned the irrigation ditch was on the whole plat and they can't pipe it because it is deemed Army Corps. of Wetlands. Commissioner Skeen stated that was the canal not the irrigation ditch. Commissioner Ableman mentioned the ditch feeds the north end of the city, he agrees we need to get with the irrigation company to get their thoughts on this. Parker stated it currently carries water from A to B across the property and it will continue to do so. Just because it becomes platted lots it won't change the homeowner's ability or ourselves to take that away from the irrigation company. Commissioner Ableman is wondering how the irrigation company will maintain the ditch as a prescriptive easement. Parker indicated they are not proposing any changes to the utility. He said fences will be on the interior side of the lots even though they own to the other side. They could put gates or little bridges if they want to, as a developer home building we will be putting a fence between the backyard and the creek. Commissioner Neil referenced a letter he has received from the irrigation company. He mentioned that Mr. Christensen said to send any developer to them so they can review the plan. Commissioner Faulkner thought this would be fair because it has been a year and the letter is not there.

Commissioner Neil motioned to table extension for Homestead Acres. Commissioner Faulkner seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion: Development Agreement Ordinance - Hansen Group

Jacob is here from Hansen planning group. He gave an overview of why this was necessary. This is not considering a particular development but creating a framework for future developments and the building regulations is about public improvements to be completed before any building takes place. He mentioned this is the second draft and, in this draft, he added (1) making the developer pay for the city's time in reviewing all the plans. This draft is requiring the developer to put up a retainer and the amount can be changed but he put it at \$20,000 and replenish it as the developer draws from it. He did mention we could set the fee however we would like (2) defining the technical review by adding a short paragraph that the mayor can fill from city staff or outside council or whomever he chooses (3) adjusting some of the language and the purpose provision to

Parker McGarvey
Visionary Homes
2427 N Main Street
pmgarvey@visionaryhomes.com
801-638-8498



Plain City Planning Commission
4160 W 2200 N
Plain City, Utah 84404

4/24/205

RE: Canal User Acknowledgement – Homestead Acres Development
Approximate Address: 3500 W and 3125 N, Plain City, Utah
Parcel ID: 19-023-0017

Dear Members of the Planning Commission,

This letter serves to formally acknowledge that representatives and users/operators of the Plain City Irrigation canal system have met with Parker McGarvey, Director of Development for Visionary Homes, regarding the proposed Homestead Acres development, located approximately at 3500 W and 3125 N in Plain City, Utah (Weber County Parcel ID 19-023-0017).

During this meeting, the construction plans, plat, and overall scope of the project were reviewed in detail. All parties discussed the anticipated impacts to the irrigation system, and the users of the Plain City Irrigation canal system were provided the opportunity to raise questions or concerns related to the development.

The undersigned users and operators acknowledge the following:

1. They have reviewed the construction plans and plat associated with the Homestead Acres development project.
2. There are no proposed changes to their operation or use of the canal system as a result of the development such as proposed piping or rerouting of the current infrastructure.
3. Their historical access through the subject property for canal operation and maintenance is recognized and is to be preserved, thereby maintaining their prescriptive easement rights.
 1. Planned fencing along the western property line of the city parcel A will need to be located off the property line sufficiently to maintain access.
ACCESS NO LESS THAN 15 FEET FOR ON EAST SIDE OF NORTH DITCH.

4. They understand that a development agreement between the developer and Plain City will include a provision requiring the developer to be responsible for repairs to the concrete ditch in the event of damage caused by the removal of adjacent trees. Such work will be done in coordination with the users/operators.

The undersigned confirm their understanding and agreement by signing below.

Sincerely,
Parker McGarvey
Director of Development
Visionary Homes
801-638-8498
pmgarvey@visionaryhomes.com

Acknowledged and Agreed:
Plain City Irrigation Users/Operators

Printed Name	Address	Signature	Date
Kelly Hunt	2600 N 4275 W Ogden UT 84404	Kelly Hunt	4/30/25
MITCH HUNT	3359 N 0 3900 W Ogdon UT 84404	Mitch Hunt	4/30/25

DEVELOPMENT AGREEMENT
HOMESTEAD ACRES
Tree Removal and Ditch Protection

This Development Agreement (“Agreement”) is entered into as of _____, 2025, by and between _____, a Utah corporation (“Developer”), and Plain City, a political subdivision of the State of Utah (“Jurisdiction”).

RECITALS

WHEREAS, Developer is undertaking the development of a residential community known as Homestead Acres (the “Project”), located within the jurisdictional boundaries of Plain City, Utah; and

WHEREAS, the Project includes areas adjacent to an existing irrigation ditch (the “Ditch”), which serves as an essential conveyance feature; and

WHEREAS, in connection with the Project, the Jurisdiction requires the Developer to remove trees in Parcel A, located in proximity to the Ditch to facilitate development activities; and

WHEREAS, the parties desire to establish responsibilities and safeguards related to tree removal and protection of the Ditch.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

1. Tree Removal Activities

1.1 The Developer shall be permitted to remove trees located in the vicinity of the Ditch (further depicted in Exhibit A) as necessary to carry out development activities within Homestead Acres.

1.2 All tree removal shall be conducted using industry best practices to avoid damage to the Ditch structure, banks, flowlines, or related infrastructure.

2. Protection of the Ditch

2.1 The Developer shall take reasonable and appropriate precautions during tree removal to ensure that no damage is caused to the Ditch or its functionality.

2.2 This includes avoiding mechanical disruption to the ditch banks, maintaining appropriate buffer zones, and implementing erosion control measures as necessary.

3. Developer Responsibility for Damages

3.1 In the event that the Ditch is damaged as a direct result of tree removal or related activities performed by or on behalf of the Developer, the Developer shall be fully responsible for all repairs.

3.2 Such repairs shall be performed at the Developer’s sole cost and expense, and shall restore the Ditch to equal or better condition than existed prior to the commencement of tree removal.

3.3 All repairs shall be completed within a reasonable timeframe, subject to approval by the Jurisdiction or its designee.

4. Inspection and Enforcement

4.1 The Jurisdiction shall have the right to inspect the affected areas at any time during or after tree removal to verify compliance with this Agreement.

4.2 If damage is observed, the Jurisdiction shall notify the Developer in writing, and the Developer shall commence corrective action within 15 days of receiving notice.

5. Indemnification

The Developer agrees to indemnify and hold harmless the Jurisdiction, its officials, employees, and agents from any claims, liabilities, or damages arising out of or related to the tree removal activities and any resulting damage to the Ditch.

6. Miscellaneous

6.1 This Agreement shall be binding on the parties and their respective successors and assigns.

6.2 Any amendments must be made in writing and signed by both parties.

6.3 This Agreement shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

DEVELOPER:

By: _____

Name: _____

Title: _____

Date: _____

JURISDICTION:

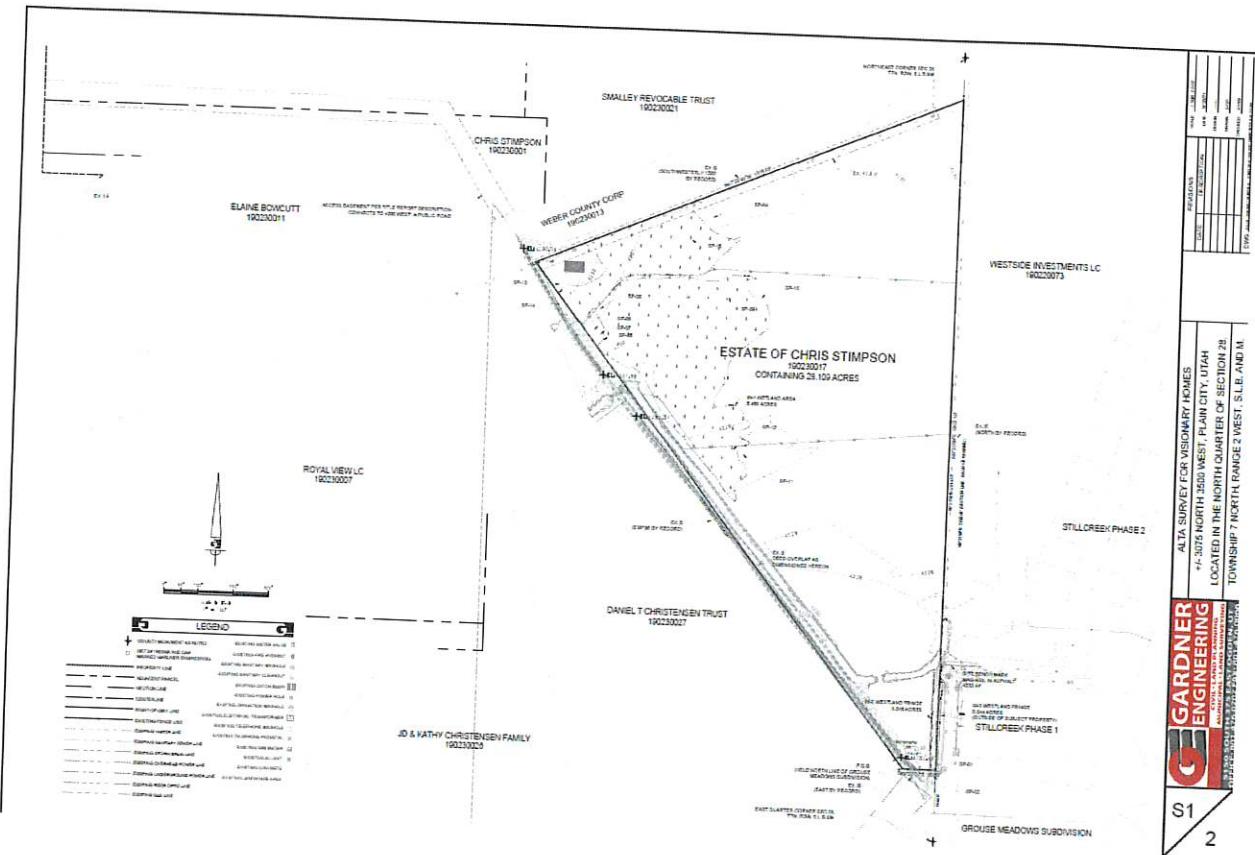
By: _____

Name: _____

Title: _____

Date: _____

Exhibit A



Application # _____

Zoning Overlay Application

Circle One:	Mixed Use Overlay Amenities	Senior Overlay	Residential Overlay with Public
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Location of Property Approx 2500 N 5100 W

Land Serial Number(s) 19-031-0006, 19-03-0005, 19-03-0006, 19-03-0008, 19-027-0026, 19-027-0024
19-034-0002

Request from Zone RE 18.5 to Zone Residential Overlay

FEE: \$500.00 Date paid 5-14-25 Receipt # JO38157

*Property Owner Winegar Trust & Western Basin Land and Live Stock

Phone _____ Fax _____ Email _____

Mailing Address 71 E 2600 N #A North Ogden UT
5238 W 2150 N Plain City, UT Zip 84414
84404

Developer/Agent David Pitcher / Ophir Mountian LLC

Phone 661-865-2945 Fax _____ Email clearcreekdevelopment@yahoo.com

Mailing Address 4474 N Heather Meadows Dr. Zip 84050

LEGAL DESCRIPTION: Please Attach

TOTAL AREA – Acres or Square Feet: _____

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), Wendell T Winegar ^{Marital QTIP Trust}, 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.

Wendell T Winegar
Elaine K. Winegar
executor

Elaine K. Winegar
(Property Owner)

Subscribed and sworn to me this

14th

day of

(Property Owner)

May 25

20 25

Stacy Adams
(Notary)

Residing in Weber County, Utah

My commission expires: 9.10.2028

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in Weber County, Utah

My commission expires: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF WEBER)

By: Amy Russell
I (we), Western Basin Land & Livestock

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.

Western Basin Land & Livestock
(Property Owner)

By: Amy Russell
(Property Owner)

Subscribed and sworn to me this 20th day of May, 20 25.

Stacy Adams
(Notary)

Residing in Weber County, Utah

My commission expires: 9. 10. 2028



AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in Weber County, Utah

My commission expires: _____

Standard Zone =18,500 sq ft Lots	Permitted With Overlay	Proposed
<ul style="list-style-type: none"> Assume City purchases 15 acres in Park Zone at \$1,500,000 65 acres w/ 18,500 sq ft lots Approx 130 Lots allowed 	<ul style="list-style-type: none"> Developer dedicates 26.6 acres in park zone (no additional amenity) 80 acres x 3 units per acre 240 lots allowed. <p>10-20-3: GENERAL REGULATIONS:</p> <ol style="list-style-type: none"> Three (3) units per acre in <u>MDR 1</u>; Gross maximum density is calculated by taking the number of proposed residential lots and dividing by the total acreage of the development (including roads). <p>D. The subdivision meets the following overall minimum development standards:</p> <ol style="list-style-type: none"> <u>Minimum Lot Area: Seven thousand (7,000) square feet.</u> 	<ul style="list-style-type: none"> Developer Dedicates 16.8 acres +/- (to match General Plan zone line). Despite not being permitted total lots allowed under overlay (240) Developer will build amenities as approved. 198 Lots with full $\frac{1}{2}$ acre lots adjacent to park and existing homes minimum lot size 10,000 sq ft.



