

Notice and Agenda

The Plain City Planning Commission will convene in a regular meeting Thursday, September 11, 2025 in Council Chambers at Plain City Hall - 4160 West 2200 North, which meeting shall begin at 7:00 pm. This meeting will also be accessible via ZOOM.

The agenda shall be as follows:

Welcome:

Pledge of Allegiance:

Moment of Silence/Invocation:

7:00 PM – Regular Meeting

1. Roll Call
2. Opening Meeting Statement
3. Ex Parte communications or conflicts of interest to disclose
4. Public Comments for items not on the agenda
5. Approval of Minutes for August 28, 2025
6. Technical Review Report: Jason Green, Carson Jones

7. Legislative Items:

Discussion/Motion: Public Hearing for the rezone of property at 3056 N 3900 W from A-1 to RE-30 for Jerry and Teddy Anderson

Discussion/Motion: Public Hearing to amend Chapter 6 Commercial Zones 10-6-1 Uses

8. Administrative Items:

Discussion/Motion: Final on DeVries Subdivision approx. 3045 W 1975 N Jed Devries

9. Report from City Council: meeting for September 4 was canceled

10. Commission Comments:

11. Adjournment:

City Council Meeting: September 18- Commissioner Faulkner

The City of Plain City in compliance with the Americans Disabilities Act provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Diane Hirschi at 801-731-4908 giving her at least twenty-four (24) hours' notice before the meeting.

The undersigned hereby certifies that a copy of the foregoing Notice and Agenda was posted at the Plain City Hall, Plain City website www.plaincityutah.org and the Utah Public Notice Website at www.utah.gov/pmn on September 9, 2025

Join Zoom Meeting

<https://us02web.zoom.us/j/88068740770>

Meeting ID: 880 6874 0770

Tammy Folkman

13092053325,,88068740770# US

13126266799,,88068740770# US (Chicago)

Land Use Specialist

Plain City Commission
Minutes of Meeting
August 28, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 28, 2025, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw
Commissioner Ortega
Commissioner Neil
Commissioner Skeen
Commissioner Ableman

Absent Commissioner Faulkner

Staff: Tammy Folkman, Dan Schuler

Attendees: Bart Cragun & Wife, Caleb Richins, Ron Haleg, Jerry & Teddy
Anderson, Jeff Humphrey, Pat Burns, David Lewis

Zoom Attendees: Mike Phillips, Brady Blackner

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Skeen

Moment of Silence/Invocation: Commissioner Neil

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Ortega, Neil, Ableman and Chairman Maw were all present. Commissioner Faulkner, was absent.
2. Opening Statement: Chairman Maw
3. Ex Parte: Commissioner Neil had a discussion with Bart Cragun regarding some water issues by the Sage Creek Subdivision. He mentioned he was here tonight and would address the issues next in public comments. He also had a discussion with Jerry & Teddy Anderson about their son building next to them, he indicated they were here tonight as well.
4. Public Comments: Mr. Cragun stated he is here tonight to talk about the Sage Creek development. He wants to make sure his well is protected. He believes it was agreed to in 2022 that he would also get a Bona Vista water connection from the developer. He is here to make sure that is still in order he mentioned it is part of his livelihood. Commissioner Neil stated it does not show it on the new drawings, he said it was on the old drawings.
David Lewis is here representing DR Horton who will be purchasing Sage Creek, he just wanted to say they are excited to build in Plain City.

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j. Cul-de-sacs shall be not longer than four hundred feet (400') from the centerline of the adjoining street to the center turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred feet (100') to back of curb (TBC) in diameter. If surface water drainage is directed into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)

Commissioner Skeen motioned to recommend to city council approval of the amended Street, Cul-De-Sac definition 11-1-2 stays the same and changes in the ordinance. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Sage Creek Subdivision approx. 4277 W 3600 N Phase 1- 30 lots

Pat Burns is here requesting preliminary approval for phase 1. He mentioned the reason they are back is because they were using Marriotts for secondary water and that did not work out. They have had to go a different route this is the reason it has taken so long. They are now going to use Pineview water, they are going to create a pond that Pineview will take over for them. Commissioner Ableman asked about a standard for the irrigation pond he said we don't currently have an ordinance in the city for a pond. Pat stated they would go off of Pineview's standards. Commissioner Neil read the letter from Pineview stating the pond has to be built to their standards before they will agree to take it over. Pat indicated that was correct. Commissioner Neil also mentioned the conditional on Bona Vista. Pat stated all this was correct, he said that is why they are here tonight so they can get the approval so they can build the secondary water system. Chairman Maw reiterated what commissioner Neil was saying, that you need to build it before you can get approval. Pat stated he can't build it until he gets preliminary approval. There was mention in the new ordinance we do not do preliminary approval any more. Commissioner Neil indicated this is just the first review. Commissioner Skeen mentioned we do review cycles and you are allowed up to four review cycles to get everything right. Pat mentioned staff has already reviewed everything and he said this is preliminary review. Tammy mentioned we don't do preliminary any more. Pat wondered what this is called. Chairman Maw mentioned it is a subdivision review. Commissioner Ableman wanted to know if Pat was approved here tonight, what would be next for him. Pat stated he would meet with staff and they would approve the CD's and all documents turned into the city once that has been approved then he gets to go to a pre-construction meeting then he starts all the work once that is approved. He said he goes to city council to have the final plat accepted then it can be recorded. Chairman Maw mentioned he might be missing a few steps. Commissioner Skeen mentioned the subdivision has to be approved first and if he has a conditional final then it would go to city council. He did mention this is two different things and that the state did change the way we do subdivisions about a year ago. He also said they could make a motion tonight but we do have up to four review cycles. He indicated this is the planning commissions first review and now would be the time to bring up any concerns. Commissioner Neil felt like it is not a complete application his reason was pumping out of Dixie Creek and having to reapply with the state on change of use. Commissioner Skeen asked if they have done this yet. Pat mentioned he has the engineer from Pineview here tonight to answer all questions. Pat did say he has Plain City irrigation shares to turn over to Pineview and he has enough shares to do the first 2 ½ phases then he would need to pump out of Dixie Creek for the rest. Commissioner Skeen mentioned the calculation we got shows for the whole project. Jeff Humphrey is here tonight from Pineview to answer any

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questions planning may have. Commissioner Neil is wondering how many shares does Pat have to turn in. Jeff mentioned he can't remember the exact number but he did say it is 10 shares of Plain City irrigation per acre of lot and for the first 2 ½ phases Pat does have enough water shares and Craig Jackson is working with the state engineer to change Dixie Creek from agriculture to M&I from what he understands. He did say this development is new to Pineview they have always dealt with water that is up the hill and comes down now we have an opportunity to serve people on the west side. Commissioner Ableman asked if Jeff had something like this in place already. Jeff stated this is brand new to Pineview. Commissioner Ableman asked if they have standards in place for storage ponds. Jeff indicated their engineering department is working with Reeves and Associates to make sure they are following Pineview's standards. Commissioner Skeen mentioned it says it is contingent, he is wondering if they are willing to say as long as it is built to this standard are they willing to except it. Jeff stated that is right. Jeff did say they will have their own inspector on site. He did say Bona Vistas letter is based on what Pineview does. He also said we are running out of water up the hill and we need to start thinking outside the box. Commissioner Ableman asked if this happens to fall through with Dixie Creek, what will happen. He wanted to know if they will do will serve letters for the rest. Jeff indicated they would not be able to serve them. There was concern about if Dixie Creek will be able to service the whole subdivision. Pat and Jeff said they will only do one phase at a time. Chairman Maw mentioned it will have to go through this process again for each phase. Commissioner Neil brought up Weber County and 3600 W. Pat stated he would have to increase the asphalt width to 24 feet. Pat indicated he had all the letters in the previous approval, he also said it was in the current packet. Commissioner Skeen asked about the previous comments from Mr. Cragun. Pat stated he didn't know where that came from. He said it is on the plan, he did mention he did everything he was asked to do. Commissioner Skeen mentioned he could see the well easement on the plat but not a utility connection. Chairman Maw pulled up the plat and it does say a 10'x21' well easement. Pat did say he would deed the property over to Mr. Cragun. There was also concern about the connection. Pat indicated he would either deed the well or give Mr. Cragun the connection, he did say it was above and beyond for him to do that. He said it was his well not Mr. Cragun's and for the agreement last time he said look at the minutes. Chairman Maw stated he is not sure the commissioners agreed to that. There was a discussion of who owned the well. Pat did say he is going to give this to Mr. Cragun. He is wondering why he had to do both. Pat stated he would do both he does not want to come back for a second review. Pat did say nothing has changed with Weber County about the road. Pat mentioned he would put in the asphalt. Commissioner Neil did bring up the second access in phase two. Pat said that is being done as we speak. Dan mentioned to keep in mind of our new ordinance that we have in place to protect future residents and the city that no permits will be issued until all improvements have been done. Chairman Maw asked every one if Pat had enough to approve phase 1 or if there was any justification to table this. Commissioner Ortega stated we need to make 3600 W wide enough because we only have one egress out of the subdivision, he asked if 3600 W would count as an arterial road. Pat mentioned that was Weber County standard and in order to meet that they needed it to be 24 feet. There is a part that is already 24 feet the rest is 22 feet. Commissioner Ableman asked whose responsibility is it to widen that road. Pat met with Gary Myer from Weber County and he told him what the county wanted him to do. Pat said he has a letter from Gary addressing everything. Commissioner Skeen wanted to clarify what Pat is doing with the well and the connection just so planning is clear. Pat said he would give the well to Bart and the water connection. Commissioner Ableman asked if the piece that the well is on would that be deeded to Bart as well. Pat said tell me what planning wants and I will do it. Commissioner Ortega mentioned if Pat is deeding this over to Bart what is the issue. Dan would like to see something from the county about the road, he is concerned about the added traffic. Pat indicated he is willing to give him the well. Dan mentioned Bart is

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worried about the well going dry. Commissioner Ableman mentioned if Pat deeded the well to Mr. Cragun, then if the well goes dry it is up to Mr. Cragun to drill a new well, but if he keeps ownership of the well it would be Pats responsibility to maintain the well. Bart mentioned he gave Tammy a deed that says half of the well is his, he also gave Chairman Maw a copy. He stated he is not asking for any ground but he is asking for access to the well. Commissioner Ableman asked Bart if he was okay with the well, being deeded over to him. Bart indicated he was okay with this. He did say he believes with development the well could go dry and that is the reason he is asking for the connection. Bart did say pavement will not let water go into the ground, he is afraid in time the well will go dry. Pat did say the culinary water is on the south side of 3600 W. Commissioner Skeen asked if he was just putting in a stub. Pat indicated that is correct.

Commissioner Ableman motioned to approve first review phase 1 Sage Creek Subdivision. Contingent on a deeded well to Bart Cragun and a Utility Easement and a Bona Vista Water connection for Bart Cragun and Weber County approval of 3600 W. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.

9. Report from City Council: Commissioner Ableman

Commissioner Ableman mentioned city council discussed the donation of property from Stillcreek Village HOA. He indicated the new HOA board was under the impression that the city wanted the property. He mentioned it was clarified that the city does not want the property. He stated city council set a meeting to canvass the 2025 primary election. It was followed by a work meeting for the Winegar property. Commissioner Ableman indicated city council was under the impression that they only had two options. We give them the overlay and they donate the property to the city for a park or they stay with 18.5 square foot lots and we purchase the property from them. Councilmen Jenkins asked why we are purchasing property that the city donated to the Winegar Family years ago. The property is on our future land use map as open space but according to the Mayor and our attorney we do not have to allow them to build on the property, the developer can continue to own the property or they can turn it over to the city. He mentioned the developer was going to come up with a new plan for the land.

10. Commission Comments:

Commissioner Ortega mentioned he will be gone on November 20, he is wondering if someone will switch days with him to go to city council. Chairman Maw did say with all the talk about water maybe we need to think of some new standards for yards and more water efficient ways.

11. Adjournment

Commissioner Skeen moved to adjourn the meeting at 8:41pm. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. Motion carried.

City Council Meeting: September 4- Commissioner Skeen

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2025					
MAW	NEIL	ABLEMAN	ORTEGA	SKEEN	FAULKNER
JAN 2	JAN 16 Ortega	FEB 6	FEB 20	MAR 6	MAR 20
APR 3	APR 17	MAY 1	MAY 15	JUN 5	JUN 19
JUL 3 canceled	JUL 17 Maw	AUG 7 Faulkner	AUG 21 Ableman	SEP 4	SEP 18
OCT 2	OCT 16	NOV 6	NOV 20	DEC 4	DEC 18

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary

10-6-1: USES:

A. Uses In Commercial Zones: In the following list of possible uses in the commercial zones, those designated in any zone as "P" will be permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in chapter 10 of this title. Uses designated "N" will not be allowed in that zone. If a specific business is not listed, these uses apply: C-1 Not Allowed (N) C-2 Not Allowed(N) C-3 Not Allowed (N).

Business	Neighborhood C-1¹	General C-2	Transitional C-3
Business	Neighborhood C-1¹	General C-2	Transitional C-3
Amusement enterprises (i.e., arcades, mini-golf course, batting cage)	N	C	C
Animal hospital, small animals only and provided conducted within completely enclosed building	C	C	C
Antique and import shop	C	P	P
Archery shop and range, provided conducted within completely enclosed building	C	C	C
Art and artists supply store	C	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	C	P	P
Athletic and sporting goods store, including sale or repair of motor vehicles, motor boats or motors	N	C	C
Athletic club	N	P	P
Auction establishment	N	P	P
Automobile body repair	N	P	C
Automobile maintenance	N	C	C
Automobile new or used sales and service	N	P	P
Automobile rental	N	C	P
Automobile repair	C	P	P
Awning sales and service	C	P	P
Bakery goods manufacturing	N	N	P
Bakery manufacture limited to goods retailed on premises	C	P	N
Bank or financial institution	C	P	C
Barbershop	C	P	P
Beauty culture school	N	P	P
Beauty shop	P	P	P
Beer parlor, sale of draft beer	N	C	C
Bicycle sales and service	C	P	P
Billiard parlor	N	C	C
Blueprinting or copy center	C	P	P
Boarding or lodging house	N	N	N

Rollerskating rink	N	C	P
Roofing sales or shop	N	N	P
Sandblasting	N	N	P
Seamstress or tailor	P	P	P
Seed and feed store, retail	N	C	P
Self-storage - enclosed	N	C	C
Service station, automobile	C	C	P
Sewing machine sales and service	N	C	P
Sexually oriented business	N	N	P
Sheet metal shop and retinning, provided all operations conducted within completely enclosed building	N	N	C
Shoe store	N	P	C
Shooting gallery	N	N	C
Shooting - range	N	N	C
Sign - graphic design	N	C	C
Sign manufacture or sign painting	N	N	C
Soil and lawn service	N	P	P
Souvenir shop	C	P	P
Spa and massage establishment	C	P	C
Supercenter (groceries and nonfood related items)	N	C	P
Tanning salon	N	P	P
Tattoo/body art	C	C	C
Tavern	N	C	C
Taxicab and shuttle terminal	N	N	C
Taxidermist	N	C	C
Telecommunication tower	C	C	P
Theater, indoor	N	C	C
Theater, outdoor	N	N	P
Thrift store	N	C	P
Tire recapping or retreading sales and service	N	N	P
Tobacco shop	N	C	C
Tool design (precisions) repair and manufacture	N	N	C

Zoning Amendment ApplicationLocation of Property 3056 N 3400 W Plain City, UtahLand Serial Number(s) 190230030Request from Zone A-1 to Zone RE-30

FEE: \$200.00

Date paid 200⁰⁰Receipt # 257523 -2038480*Property Owner Jerry and Teddy Anderson Family TrustPhone 801-698-0305 Fax _____ Email t.Anderson0691@yahoo.comMailing Address 3056 N. 3400 W. Zip 84404
Plain City, UTDeveloper/Agent Colton AndersonPhone 801-710-3933 Fax _____ Email Coltonanderson77@gmail.comMailing Address 763 E 525 N. Morgan Zip 84050
UTLEGAL 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), Jerry and Teddy Anderson, 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.

Jerry Anderson
 (Property Owner)
Teddy Anderson
 (Property Owner)

Subscribed and sworn to me this 21st day of August, 20 25.



Leila Thornton
 (Notary)
 Residing in Weber County, Utah
 My commission expires: 10/09/2028

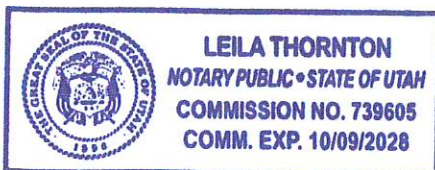
AGENT AUTHORIZATION

I (we), Jerry and Teddy Anderson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Colton Anderson 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.

Colton Anderson
 (Agent)

Jerry Anderson
 (Property Owner)
Teddy Anderson
 (Property Owner)

Dated this 21 day of August, 20 25, personally appeared before me Jerry, Teddy, Colton Anderson the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Leila Thornton
 (Notary)
 Residing in Weber County, Utah
 My commission expires: 10/09/2028

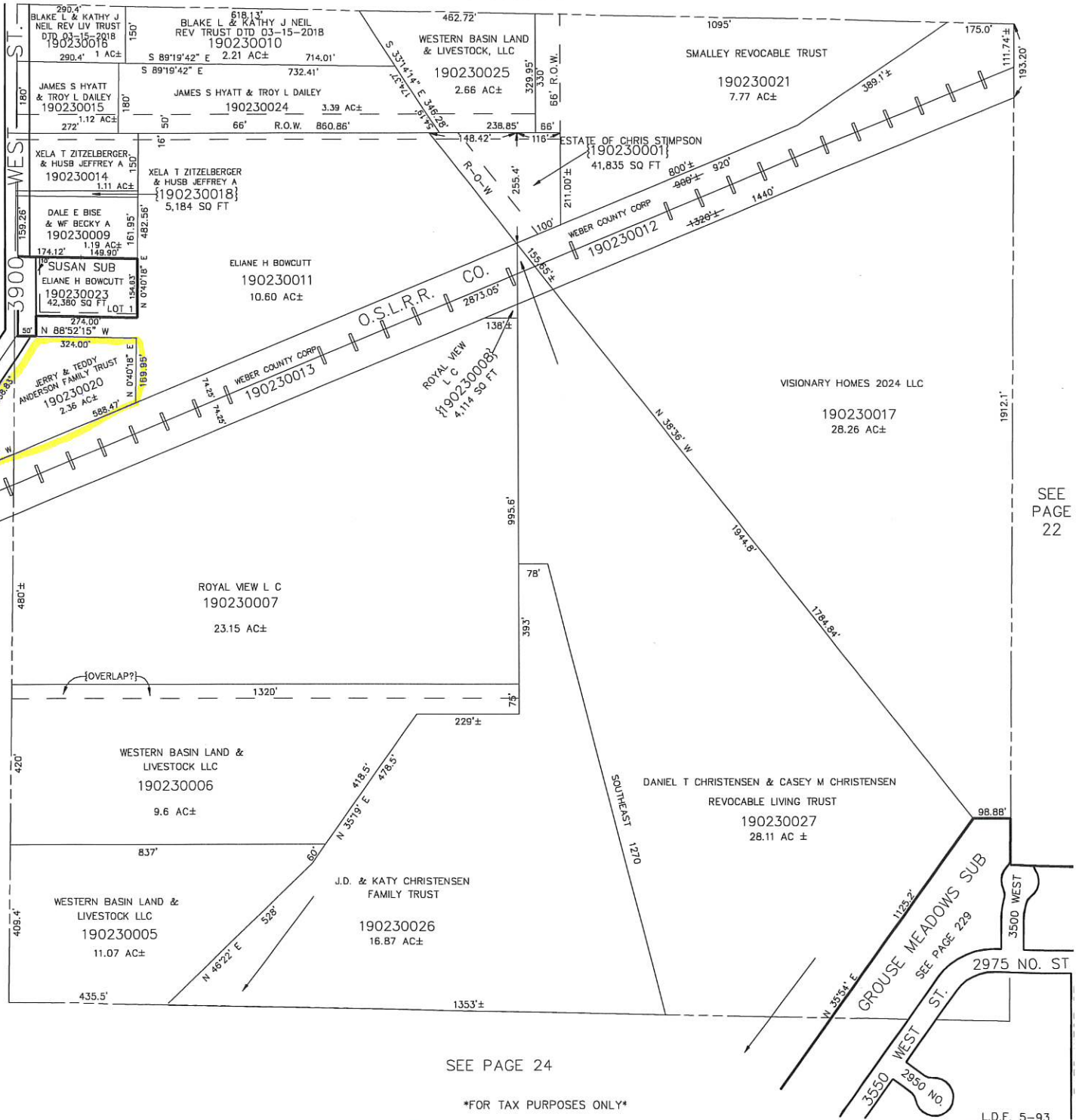
N.E. 1/4
SECTION 28, T.7N., R.2W., S.L.B. & M.

IN WEBER COUNTY, PLAIN CITY

TAXING UNIT: 434

SCALE 1" = 200'

SEE PAGE 9



To whom it may concern,

We are requesting a zone change on our property so that our son and his family can build a home.

Thanks



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: September 4, 2025

Subject: DeVries Plain City Subdivision, Plan Review

We have reviewed the plans for the DeVries Plain City Subdivision. Following our review, we have no concerns and recommend approval of the DeVries Plain City Subdivision.

If you have 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: September 3, 2025

Subject: DeVries Plain City Subdivision, Plan
Review

We have reviewed the plans for the DeVries Plain City Subdivision and have the following comments:

1. It appears the proposed addressing will work with the established addressing grid.
2. Additional dimensions may be required to ensure the set-back requirements for the established zone have been complied with.

If you have questions or require additional information, feel free to contact me.


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

Name of Proposed Subdivision: DEVRIES SUBDIVISION

Address: SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 2
WEST, SALT LAKE BASIN & MERIDIAN, PLAIN CITY, UTAH

County Tax Parcel Number: 190370113

Current Zoning of Property: RE-20

 PLAIN CITY	
THIS BOX IS FOR OFFICIAL USE ONLY:	
Date Received:	8-26-25
Receipt #:	2038484
Amount Paid:	950.00

Filing Fee
200 + 150.00
Engineer Fee 600.00

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

<p align="center">Applicant Information</p> <p>Name: JED DEVRIES</p> <p>Phone: _____</p> <p>Email: JADEVRIES@COMCAST.NET</p>	<p align="center">Property Owner #1 Information</p> <p>Name: JED DEVRIES</p> <p>Phone: _____</p> <p>Email: JADEVRIES@COMCAST.NET</p>
<p align="center">Property Owner #2 Information (If Applicable)</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p align="center">Name of Intended Escrow Holder</p> <p>Name: JED DEVRIES</p> <p>Phone: _____</p> <p>Email: JADEVRIES@COMCAST.NET</p>

Surveyor's Name: KLINT WHITNEY	Email: KLINT@GECIVIL.COM	Phone#: 801-476-0202
Engineer's Name: TYLER NIELSON	Email: TYLER@GECIVIL.COM	Phone#: 801-476-0202

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.

- 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.**

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: DeVries Plain City Subdivision

County Tax Parcel Number of Property to Be Subdivided: 190370113

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:

[Signature]
Property Owner #1
[Signature]
Property Owner #2 (if applicable)
[Signature]
Property Owner #3 (if applicable)

Aug 19 2025
Date
8/19/2025
Date
08/19/2025
Date

Subscribed and sworn to before me:

[Signature]
Notary Public

08.19.2025
Date

Notary Seal:

In the County of Weber, State of Utah, on this 19 day of AUGUST, 2025, before me the undersigned notary, personally appeared ED Devries, who proved to me his/her identity through documentary evidence in the form of a Driver license to be the person whose name is signed on the preceding document, and acknowledges to me that he/she signed it voluntarily and he/she took an oath or affirmation that the document was true and correct.

[Signature]
Notary Signature and seal



APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: DEVRIES SUBDIVISION

County Tax Parcel Number of Property to Be Subdivided: 190370113

I, JED DEVRIES (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:

[Signature]
Applicant/Agent

AUG/19/2025
Date
8/19/2025
08/19/2025

Subscribed and sworn to before me:

[Signature]
Notary Public

08.19.2025
Date

Notary Seal:

In the County of Nebo, State of Utah, on this 19 day of AUGUST 2025, before me the undersigned notary, personally appeared Jed Devries, who proved to me his/her identity through documentary evidence in the form of a Driver's License, to be the person whose name is signed on the preceding document, and acknowledges to me that he/she signed it voluntarily and he/she took an oath or affirmation that the document was true and correct.

[Signature]
Notary Signature and seal



BOUNDARY DESCRIPTION	BOUNDARY TYPE	BOUNDARY VALUE
Top	Free	$\sigma_{zz} = \tau_{zx} = \tau_{zy} = 0$
Bottom	Fixed	$u = v = w = 0$
Left	Free	$\sigma_{xx} = \tau_{xy} = \tau_{xz} = 0$
Right	Free	$\sigma_{xx} = \tau_{xy} = \tau_{xz} = 0$
Front	Free	$\sigma_{yy} = \tau_{xy} = \tau_{yz} = 0$
Back	Free	$\sigma_{yy} = \tau_{xy} = \tau_{yz} = 0$

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE MAP AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIVER-DIV. WAY LINE OF 1975 NORTH STREET BEING LOCATED SOUTH 89° 39' 47" EAST 360.47 FEET ALONG THE SOUTH LINE OF OLD SOUTH QUARTER AND NORTH 00° 00' 00" EAST 151.17 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89° 39' 47" EAST 151.17 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00° 00' 00" EAST 151.17 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00° 00' 00" EAST 151.17 FEET TO THE POINT OF BEGINNING, CONTAINING 33,093 SQUARE FEET.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JAMES T. WATKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 127278 IN ACCORDANCE WITH TITLE 16, CHAPTER 22, OF THE UTAH CODE OF ORDINANCES. I HAVE CONDUCTED A SURVEY OF THE LANDS DESCRIBED IN THE ATTACHED SUBDIVISION ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS, I HAVE CONDUCTED A SURVEY OF THE HERITAGE MONUMENTS AND THE SUBDIVISIONS AND PROPERTY INTO LOTS AND STREETS, TOGETHER WITH ADJACENTS, HERETOFORE TO BE KNOWN AS THE "HERITAGE MONUMENTS AND SUBDIVISIONS OF THE HERITAGE MONUMENTS OF THE STATE OF UTAH." I AM AWARE THAT THE HERITAGE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THE SURVEY. THAT ALL LOTS MEET THE REQUIREMENTS OF THE UTAH DEPARTMENT OF HERITAGE AND ARTS, AND THAT THE LOTS ARE SUFFICIENT TO REESTABLISH THE LATERAL BOUNDARIES OF THE HERITAGE DESCRIBED PART OF REAL PROPERTY.

3076 DAY AND CROOKEN-TUCKER



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND HAVE SAID TRACT

DEV

AND HEREBY RESOLVE, GRANT AND CONVEY TO PAIN CITY, WESBER COUNTY, UTAH, ALL THOSE EASEMENTS AND RIGHTS OF WAY, TRACTS OF LAND, RESIDUATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORAGE TANKS AND STRUCTURES, AND THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SUCH STRUCTURES, THAT THE STATE WHEREVER IS APPLICABLE AS MAY BE AUTHORIZED BY PAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

WITNESSED BY US, 03-14-05

NOTARY

[illegible]

THE DEVRIES FAMILY REVOCABLE TRUST

BY: _____ - TRUSTEE

BY: _____, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2025, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn, attested, and signed as follows:

I, _____, County Clerk of said COUNTY, do hereby certify that _____ did sign the foregoing instrument in my presence and acknowledged to me that said Trust encircled the name.

NOTARY PUBLIC

STAMP

DEVELOPER
STUDIOS
3545 WEST 19TH NORTH
MESA, AZ 85201
602-940-6928

S1 / 1

GARDNER ENGINEERING
CIVIL & LAND PLANNING
1000 N. JULY AVE. SUITE 200
P.O. BOX 470022 F.M. 4700
MESA, AZ 85207-0022

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ OF OFFICIAL _____

RECORDED PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____

NOTES

1. PLAIN CITY ZONE (RE-2) CURRENT YARD SETBACKS: FRONT - 30 FEET / SIDE - 10 FEET / REAR - 30 FEET
2. WITH TOTAL WIDTH OF BOTH SIDES NO LESS THAN 24' / REAR - 30 FEET
3. SUBJECT TO THE CITY OF PLAIN CITY CHANCE FLOODPLAIN PER FEPA MAP NO. 46527C0191F

NARRATIVE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREIN. THE REMAINDER PARCEL SHALL NOT BE DEVELOPED UNTIL IT GOES THROUGH THE PLAIN CITY SUBDIVISION PROCESS AND IS APPROVED BY PLAIN CITY AS A BUILDABLE LOT. THE SURVEY WAS ORDERED BY JED DEVRIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WISBER CORNER. THE CORNER IS THE SOUTHWEST CORNER OF THE EXISTING WISBER CORNER. THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASIN & MERIDIAN WHICH BEARS SOUTH 89°36'40" EAST WEBER COUNTY, UTAH NORTH, AND 63 STATE PLANE GRID BEARING.

CITY OF ALBUQUERQUE

THIS IS TO CERTIFY THAT THIS
SUBMISSION WAS DULY APPROVED BY
THE PLAIN CITY PLANNING COMMISSION.

DESIGNED THIS _____ DAY OF _____, 2025.

CHADEMAN, PLAIN CITY PLANNING

[illegible]

THIS _____ DAY OF _____, 2025.

NAME/TITLE _____

00000000

THESE _____ DAY OF _____ 2021.

100

EXAMINED THE FOREGOING PLAT
DESCRIPTION OF DEVICES
AND IN MY OPINION, THEY
COMPLY WITH THE CITY ORDINANCES
AND THEREFORE ARE IN FULL FORCE
AND EFFECT.

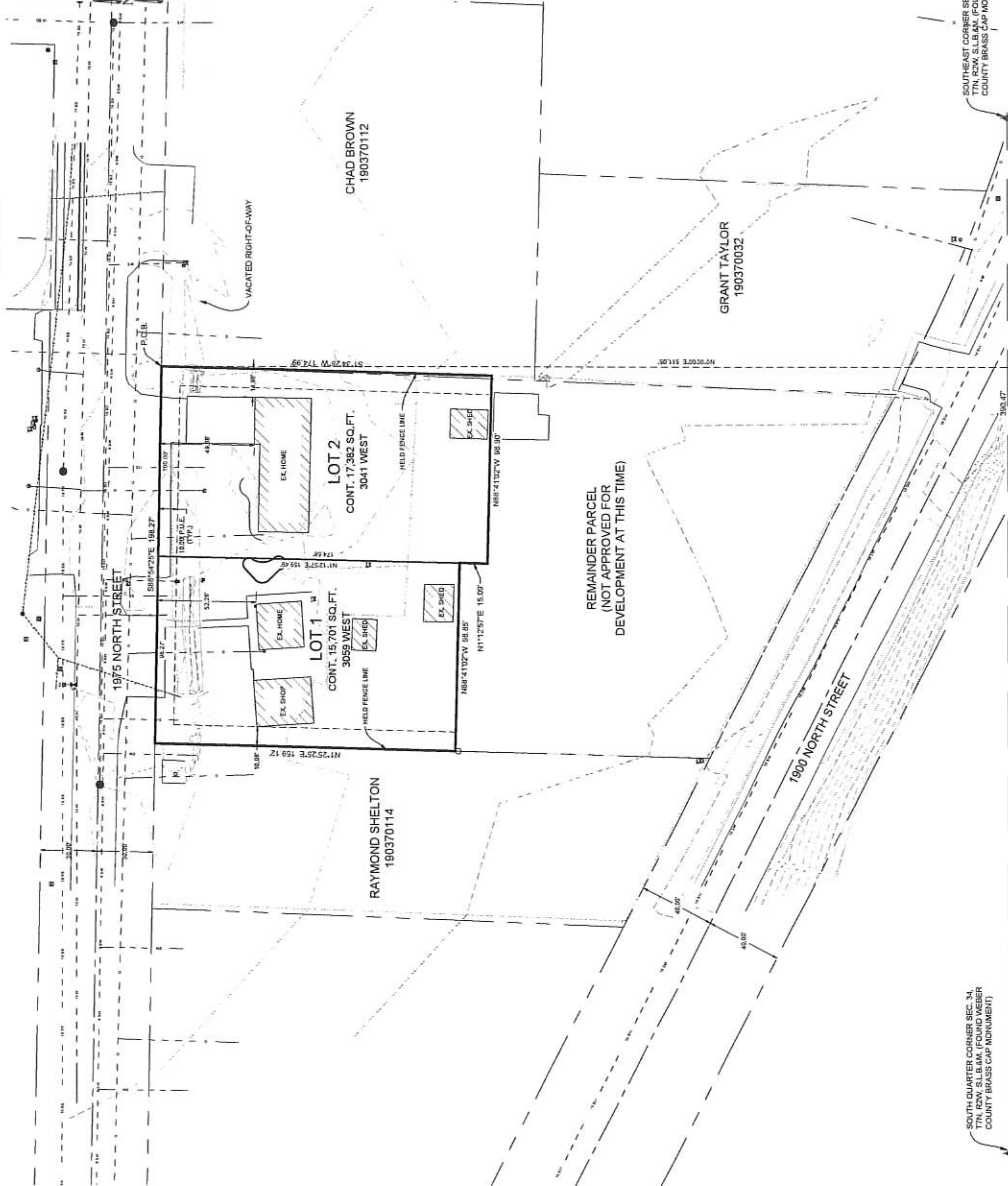
_____, DAY OF _____, 2025.

1000

4 - DEVICES, JED05-221 DEVICES SUB
I HAV' /
SUBS
CON
APPLK
SOME

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE MAP AND MERIDIAN.

[illegible]

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND HAVE SAID TRACT:

DEVRIES PLAIN CITY SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OFFERED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

THE DEVRIES FAMILY REVOCABLE TRUST

BY _____, TRUSTEE

STATE OF UTAH)
)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by no duly sworn, disinterested third party is the TRUSTEE of the WEBER COUNTY PUBLIC HOMELESS TRUST, dated June 20th, 2020, and who is duly qualified to execute the foregoing instrument, and acknowledged to me that he/she/it executed the same.

1. PLANNING CITY ZONE (RE-20) CURRENT YARD SETBACKS: FRONT - 30 FEET / SIDE - 10 FEET
2. WITH TOTAL WIDTH OF BOTH SIDES NO LESS THAN 32' / REAR - 30 FEET
3. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49572C0101F

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREIN. THE REMAINDER PARCEL SHALL NOT BE DEVELOPED UNTIL IT GOES THROUGH THE PLAIN CITY SUBDIVISION PROCESS AND IS APPROVED BY PLAIN CITY AS A BUILDABLE LOT. THE SURVEY WAS ORDERED BY JED DEVRIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE 1997 PLAT OF THE SOUTHEAST QUARTER SECTION OF THE SOUTHWEST QUARTER HERON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASIN, A MERIDIAN WHICH BEARS SOUTH 89°26'40" EAST WEBER COUNTY, UTAH NORTH, AND 83 STATE PLANE GRID BEARING.

AIN CITY BI ANNING

...TY APPROVAL AND

AIN CITY ENGINEER

MILWAUKEE CITY ATTORNEY

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