

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 21, 2025

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, August 21, 2025 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Rachael Beal and Jan Wilson
Excused: Diane Hirschi
Staff: Stacy Adams, Dan Schuler
Present: Lt. Horton, Sean Jones, Robert Lamb, Melinda Jensen
Via on Zoom: Brandan Quinney, Mike Phillips, James Beesley, Katelyn iPad, Joshua Reeves

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

Held a moment of silence for the Tremonton Police Officers, Sgt. Lee Sorensen and Officer Eric Estrada who were killed in the line of duty and Box Elder County Deputy Mike Allred and K9 Officer Azula who were also injured. Plain City is thinking about Tremonton Police Department, Box Elder County Sheriff's Office and the Officer's colleagues and families.

DRAFT

Approval of Minutes from August 7, 2025

Councilmember Jenkins moved to approve the minutes from August 7, 2025 as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Comments: Public

There was none.

Report from Planning Commission

Josh Ableman stated the Planning Commission discussed the cul-de-sac definition and they are working with Dan on standards. Also discussed the commercial zone uses and possible allowance for a gun range out by the landfill. Discussions about whether want to put that type of facility next to a neighborhood or other possible options within the commercial zone.

Discussion/Motion: Donation of Property from Stillcreek Village Master HOA

The council, Mayor and Dan discussed the property donation and options to take the property or decline the donation. Mayor Beesley stated there was not agreement to take the property, just discussions in the past if the City could use it as detention pond, developing it or selling it. Melinda Jensen stated it is part of their green space and allowed to sell if need to. She also had worked with Dan prior about that piece of property and some landscaping improvements were done. Mayor Beesley stated that there wasn't a deal but the City made sure the subdivision was complete and anything unfinished. Melinda Jensen stated with a previous HOA and discussions, they thought it had been promised to the City and understood the City might want that piece of property for widening of the road or other projects but if not then they will make sure it is taken care of. The council discussed open space, HOA agreements, amenities and legal aspects of agreements. Councilmember Favero moved to deny the donation of Property from Stillcreek Village Master HOA. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

Discussion/Motion: Set Meeting to Canvass the 2025 Primary Election - Tuesday, August 26 at 4:30 p.m.
Mayor and Council discussed if available for canvass meeting on Tuesday, August 26th. Councilmembers for a three-member in person quorum will be available on Monday August 25th at 4:30 pm. Councilmember Beal moved to set the meeting to canvass the 2025 Primary Election for Monday, August 25 at 4:30 p.m. Councilmember Wilson seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.

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Motion: Approval of Business Licenses

There were none.

Motion: Approval of Warrant Register

See warrant register dated 8/1/2025 to 8/14/2025. **Councilmember Wilson moved to approve and pay the bills as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Panunzio, Jenkins, Beal and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Favero stated he wanted to echo what the Mayor said about the people affected in Tremonton and Box Elder and offer prayers and thoughts for all the people affected and know they have their County Fair this week, hopefully they can help start mending. The Parade was led by the Officers kids leading riderless horses.

Councilmember Beal stated Plain City Fire Chief Christiansen is teaching a CPR class Oct 4th and can sign up through Plain City Rec. \$20 for American Heart Association certification for ages 16+, also for ages 8-15 training is free without certification. Western Weber CTC has classes they offer for free and would like the City to choose a class for all residents, will send out a list for the Council to pick one to get on our schedule. Also, at the meet the candidate's night, had some citizens asking if could have classes and lunches for the seniors at our Senior Center. Mayor Beesley reminded Councilmember Beal that those programs were provided to Plain City through Weber Human Services and are now combined and held through North View Senior Center in North Ogden. Councilmember Beal stated that Western Weber CTC offered to hold free classes for seniors and would like to utilize the City's senior center again if the City supports it. Also, school is back in session, so watch for buses and kids. Councilmember Beal acknowledged that tragedy and thanked the Sheriff's Office for their support of Tremonton. It has affected everyone.

At 6:53 p.m. Councilmember Beal moved to adjourn into a work meeting and was seconded by Councilmember Panunzio. The vote was unanimous.

Mayor

City Recorder

Date approved _____

PLAIN CITY COUNCIL
MINUTES OF WORK MEETING
AUGUST 21, 2025

The City Council of Plain City convened in a work meeting at City Hall on Thursday, August 21, 2025 also accessible via ZOOM beginning at **6:54 p.m.**

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Luigi Panunzio, Jed Jenkins, Rachael Beal and Jan Wilson
Also Present: Dan Schuler, Stacy Adams, David Pitcher
Excused: Diane Hirschi
Via on Zoom: Brandan Quinney, Mike Phillips, James Beesley, Katelyn iPad, Joshua Reeves

Call to Order: Mayor Beesley

The purpose of the work meeting is to discuss the purchase of property for park.

Mayor Beesley stated he initially thought the City had had only two options, residential overlay or buying it. City Attorney Quinney suggested it should also be developed according to the future land use map and decisions about the property should be geared toward that as the ultimate result. The general plan is meant to be the ends, and all the land use decisions between now and then are the means to that end. There is not necessarily a specific timeframe that have to accomplish the end result, but the City does have the authority to make land use decisions, as long as it is within the ordinance that would accomplish that end result. Council discussed the open space buffer and its purpose, which was initially intended to create a buffer to prevent homes from being too close to the landfill and sewer plant. Council discussed the buffer and its potential uses, such as a park or equestrian center. City Attorney stated the City's development ordinances state that the ground should be developed as per future land use map. City Attorney proposes holding the land to development standards, as suggested by the future land use map. Council discussed potential City uses for a park or other amenity to be built on the land. Also discussed mixed use/smaller lots instead of all same size lots, pockets of smaller choices and exceptional amenities like a park or pickleball giving the City options. Discussed building out property as is currently on the future land use map. Council discussed the volume of lots allowed and really do not want smaller than 15,000 square feet lots. Residential overlay would give the best value to developer but the City but will review options once they see a concept plan.

Developer proposed to draw up multiple subdivision development concept plans by engineer with nothing lower than 15,000 square foot lots as well as options showing residential overlay and future land use map zones.

Developer plans to bring back multiple concept plans to City Council that they think the City would find reasonable and work with on residential subdivision development. Council consensus was open to review a subdivision plan developing within the future land use map and overlay options, not just high density lots for deeded or purchased open space and park but compromising on smaller lot options as well as buffer zone and green space options for future decisions with exceptional amenities that would benefit the City as well as developer.

City code:

CHAPTER 20 - RESIDENTIAL OVERLAY ZONE WITH PUBLIC AMENITIES

10-20-3: GENERAL REGULATIONS:

Residential subdivisions with public amenities may be granted the exceptions described herein to site development standards within each zone when the applicant has demonstrated that the subdivision meets the following standards:

A. The subdivision provides an exceptional amenity or amenities (deemed acceptable by the Planning Commission and City Council) that are made available to the public or provides developed open space comprised of thirty three percent (33%) of the proposed development (1:2 ratio of developed open space to housing). Any developed open space shall be dedicated to the City, subject to approval by the City Council, and made available for public use and shall include a park and/or trails that have been identified in the General Plan or other parks and/or trails requested specifically by the Planning Commission or City Council in consultation with the City Parks and Recreation Department. Formations that provide State mandated stormwater detention or retention do not qualify as developed open space unless occupying more than five (5) acres and determined by the Planning Commission to be suitable for multiple uses. In cases of approved multi-use stormwater detention or retention basins, the developer shall (at City's discretion) provide restrooms and parking spaces.

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AUGUST 21, 2025

Meeting adjourned at 7:57 pm

DRAFT

Mayor

City Recorder

Date approved _____

The City Council of Plain City had a special meeting on Monday, August 25, 2025 at City Hall beginning at 4:35 a.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Jed Jenkins, Luigi Panunzio, Rachael Beal and Jan Wilson
Excused: Mayor Jon Beesley, Councilmember Luigi Panunzio
Staff: Diane Hirschi
Also Attending: Lavi Beal

Councilmember Jenkins, Mayor Pro-Tempore called the meeting to the order.

The purpose of the special meeting is to canvass the 2025 primary election. Councilmember Jenkins turned the time over to Diane Hirschi.

Diane reported that there are 5,181 registered voters in the city and 1,802 (34.78%) votes were cast. 5193 ballots were mailed to voters. 3,383 ballots were not returned by voters and there were 101 ballots that were undeliverable. 8 ballots were not counted (5 were returned past the deadline, 2 were unsigned, and 1 was an empty envelope).

DRAFT

For the Mayor's race, Phil F Meyer received 1,173 votes. Shawna Faulkner received 459 votes. Kade Alan Parks received 159 votes. Phil Myer and Shawna Faulkner will move on to the November election.

For the City Council race, Jed Jenkins received 1,018 votes. Luigi Panunzio received 878 votes. Robert Jenkins Lamb received 490 votes. Sean Jones received 468 votes. Lacey Hainline received 383 votes. Jed Jenkins, Luigi Panunzio, Robert Lamb and Sean Jones will move on to the November election.

Diane thanked Weber County Elections for their awesome work.

Councilmember Wilson made a motion to accept the 2025 canvass results of the primary election as presented. Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins, Beal, and Wilson voted aye. The motion carried.

At 4:39 pm, Councilmember Favero moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

City Recorder

Mayor

Date approved



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: September 9, 2025

Subject: Fremont Meadows, Phase 1– Final Acceptance

We concur with the final acceptance inspection report completed by Dan Schuler dated 9/5/2025 (attached). We recommend Fremont Meadows Subdivision Phase, 1 be granted final acceptance. Once final acceptance is granted, all remaining escrow funds may be released to the Developer.

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

9/5/2025

RE: Freemont Meadows Subdivision

Contractor/Developer: Kevin Bailey

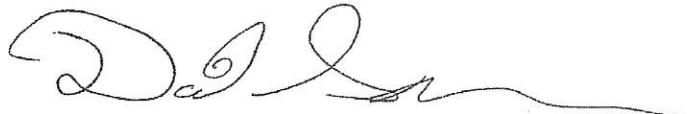
Subject: Final acceptance request

I have reviewed the request for final acceptance and conducted a field inspection at Freemont Meadows Subdivision at approx. 4400 West 1775 North on 9/4/2025 and verified the completion of completed improvements to city standards and completing the one year warranty period with no issues to report.

At this time, I recommend the subdivision known as Freemont Meadows started in 2017 be granted final acceptance and ending the one-year warranty period, releasing any monies in escrow including the 10% Contingency.

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

Sincerely,



Daniel Schuler
Public Works Director
Plain City Corp.
385-466-1079
dans@plaincityutah.gov

ANDERSON REZONE
Approximately 3056 N 3900 W
Parcel No(s): 19-0323-0020

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN A-1 ZONE TO AN RE-30 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 3056 N 3900 W

Upon consideration of the petition to rezone the hereinafter described real property and the recommendations of the Plain City Planning Commission, and after public hearing on said petition,

THE CITY COUNCIL OF THE CITY OF PLAIN CITY HEREBY ORDAINS:

1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as RE-30:

Parcel Number - 190230020

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT BASE AND MERIDIAN: BEGINNING AT A POINT BEARS SOUTH 0D40'18" WEST 870.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (BASIS OF BEARING BEING SOUTH 0D40'18" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AS MONUMENTED) AND RUNNING THENCE SOUTH 88D52'15" EAST 324.00 FEET; THENCE SOUTH 0D40'18" WEST 169.95 FEET TO THE NORTHERLY LINE OF THE OREGON SHORT LINE RAILROAD COMPANY PROPERTY; THENCE SOUTH 67D33'28" WEST 588.47 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF A 4 ROD ROAD (3900 WEST STREET); THENCE NORTH 34D38'18" EAST (NORTH 34D05' EAST) 388.83 FEET ALONG SAID ROAD TO THE EAST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 0D40'18" EAST (NORTH) 81.07 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION LYING WITHIN COUNTY ROAD (3900 WEST STREET). SUBJECT TO A 20 FOOT RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT SOUTH 0D40'18" WEST 951.07 FEET ALONG EAST LINE OF SAID QUARTER SECTION LINE TO THE EAST LINE OF A 4 ROD ROAD (3900 WEST STREET) AND SOUTH 34D38'18" WEST (SOUTH 34D05' WEST) 347.01 FEET ALONG SAID ROAD FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 61D29'16" EAST 29.27 FEET TO THE NORTHERLY LINE OF THE OREGON SHORT LINE RAILROAD CO PROPERTY.

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

Passed and ordered posted this _____ day of _____, 2025.

Mayor Jon Beesley

ATTEST:

City Recorder

Zoning Amendment ApplicationLocation of Property 3051 N 3900 W Plain City, UtahLand Serial Number(s) 190230020Request from Zone A-1 to Zone RE-30FEE: \$200.00 Date paid 200⁰⁰ Receipt #257523 - 2038480*Property Owner Jerry and Teddy Anderson Family TrustPhone 801-698-0305 Fax _____ Email t.anderson0491@yahoo.comMailing Address 3051 N. 3900 W. Zip 84404
Plain City, UTDeveloper/Agent Colton AndersonPhone 801-710-3933 Fax _____ Email Coltonanderson77@gmail.comMailing Address 763 E 525 N, Morgan Zip 84052
UT**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), 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 T.

(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.

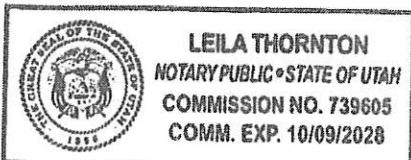
Colton Anderson
(Agent)

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 T.
(Notary)
Residing in Weber County, Utah

My commission expires: 10/09/2028



N.E. 1/4

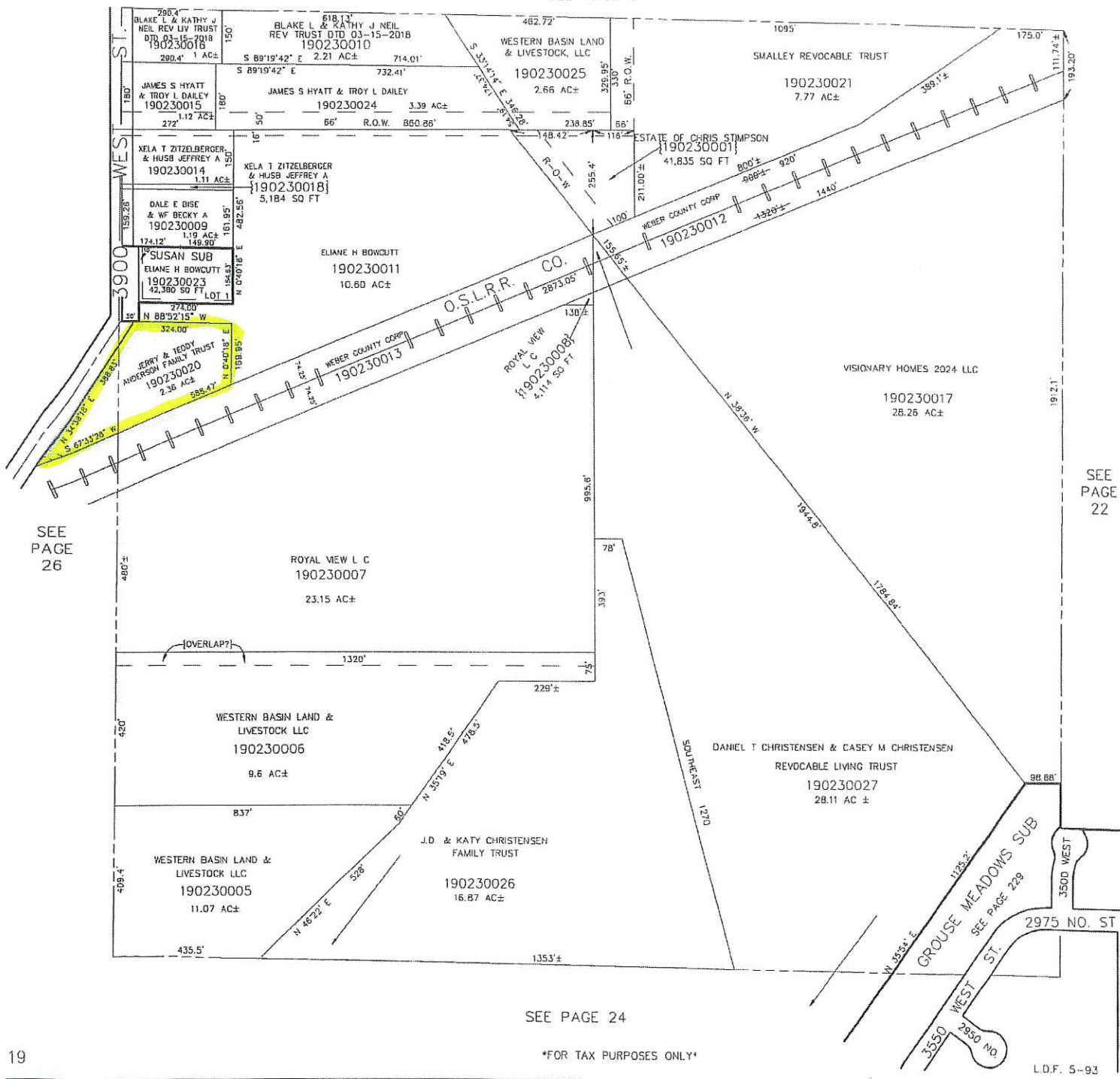
SECTION 28, T.7N., R.2W., S.L.B. & M.

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTERS 11-1-2 AND 11-5-3 OF THE PLAIN CITY CODE IN REGARD TO CUL-DE-SACS

WHEREAS, Chapter 11-1-2 of the Plain City Code addresses the definition of a cul-de-sac; and

WHEREAS, Chapter 11-5-3 addresses the dimension requirements of cul-de-sacs within Plain City as well as draining requirements; and

WHEREAS, the Plain City Council, in coordination with the Plain City Planning Commission, wishes to clarify these codified requirements for cul-de-sacs.

NOW THEREFORE, be it ordained by the City Council of Plain City, Utah:

1. Chapters 11-1-2 and 11-5-3 of the Plain City Code are hereby amended as shown in Exhibit A, which is attached below and is incorporated into this ordinance.
2. The codifier is hereby directed to ensure that this ordinance is codified in a manner that is consistent with the numbering conventions of the Plain City Code, including making any necessary changes to the numbering of sections and subsections.

This Ordinance shall be effective immediately after publication in accordance with Utah Code. 10-3-711.

PASSED, ADOPTED, AND A SYNOPSIS ORDERED PUBLISHED this _____ day of
_____, 2025.

Signed on Behalf of PLAIN CITY

By _____

Jon Beesley, Mayor

ATTEST:

Diane Hirschi, CMC
City Recorder

EXHIBIT A

Amendments to Chapters 11-1-2 and 11-5-3 of the Plain City Code
with changes marked in red and strikethroughs

EXHIBIT A

Amendments to Chapters 11-1-2 and 11-5-3 of the Plain City Code

with changes marked in red and strikethroughs

11-1-2: DEFINITIONS:

ADJACENT LANDOWNERS: Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision or any portion thereof.

ALLEY: A public or private right of way which is less than twenty six feet (26') wide primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

APPLICANT: The owner of land proposed to be laid out and platted or his agent. An agent shall be required to provide legal documentation to prove he has consent from the legal owner of the property.

BLOCK: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, or boundary lines of municipalities.

BOND: A form of security, including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the city council. All bonds shall be approved by the city council wherever a bond is required by these regulations.

BUILDING: Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and includes any structure.

BUILDING AREA: A portion of a lot, parcel or tract of land which is to be utilized as the building site having an area of at least two thousand five hundred (2,500) square feet with an average slope of less than twenty percent (20%). Such building area is to be designated as the only area in which building may take place and outlined on the subdivision plat in which the lot is located.

CAPITAL IMPROVEMENTS PROGRAM: A proposed schedule of future city projects listed in order of anticipated construction priority, together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual city's operating expenses, for the purchase, construction or replacement of the physical assets for the community are included.

CITY: Plain City, Utah.

CITY COUNCIL: The city council of Plain City, Utah.

CITY ENGINEER: A professional, registered engineer retained by the city.

CONSOLIDATION OF PARCELS: Combining of two (2) or more parcels of property.

COUNTY HEALTH OFFICER: The administrative and executive officer of the Weber County health department and local registrar of vital statistics or his duly authorized representatives.

DEVELOPER: The owner, or his agent, of land proposed to be laid out and platted in accordance with this subdivision title. An agent of the owner shall be required to provide

legal documentation, to be approved by the city attorney, which establishes his authority to act as agent for the owner.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on or above said lot or lots.

FLAG LOT: A flag or L-shaped lot comprised of a staff having a minimum width of thirty feet (30') and a flag portion consisting of the minimum dimensions required for a regular lot in the applicable zone. The square footage of the staff shall not be considered in determining whether the lot size (the flag portion) requirements are met. (See also subsection 11-5-2E2 of this title.) No flag lot may be approved within the city except as a conditional use.

FRONTAGE: The distance between the two (2) side lot lines of a parcel measured along the street, to which the parcel is allowed main access. No state or federal highway to which no access is allowed shall be considered as frontage. Frontage on a corner lot shall be limited to one street only.

FRONT LOT LINE: The property line of the lot fronting or abutting one side of the street and/or right-of-way towards which the front line of a main building faces or may face. Frontage at curved streets or on the ends of cul-de-sacs shall meet the required lot width at the setback line.

GENERAL PLAN: A comprehensive plan for development of the city prepared and recommended for adoption by the planning commission, pursuant to state law, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

GRADE: The slope of a road, street or other public way specified in percentage terms.

HALF STREET: That portion of a street within a subdivision comprising one-half (1/2) the required right of way width upon which improvements in accordance with one-half (1/2) of an approved typical street cross section are constructed.

IMPROVEMENT PLAN: The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the city council as a condition of the approval of the plat.

JOINT OWNERSHIP: Joint ownership among persons shall be construed as the same owner for the purpose of imposing subdivision regulations.

LOT: A parcel of land occupied or capable of being occupied by a permitted or conditional use building or group of buildings (main or accessory), together with such yards, open spaces, parking spaces and other areas required by this subdivision title and the uniform zoning ordinance of Plain City, having frontage upon a street or upon a right of way approved by the board of adjustment. Except for group dwellings and guesthouses, not more than one dwelling structure shall occupy any one lot.

LOT IMPROVEMENT: Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property or any part of such betterment. Certain lot improvements shall be properly bonded or escrowed as provided in these regulations.

LOT LINE ADJUSTMENT: The relocation of the property boundary line in a subdivision between two (2) adjoining lots with the consent of the owners of record. No new lot is created.

LOT, RESTRICTED (R LOT): A lot which contains or is susceptible to special events or conditions, including, but not limited to, flooding, wetlands, improper drainage, steep slopes, rock formations, adverse earth formations or topography, fault lines, water table, or any other adverse condition which would warrant special identification or notice. Such lots shall be subject to regulated conditions as specified by the city engineer. All "R" lots shall be clearly identified on the recorded plat.

LOT RIGHT OF WAY: A strip of land not less than twenty feet (20') wide connecting a lot to a street for use as private access to that lot, and recorded as part of said lot.

MASTER STREET PLAN: A plan labeled "master street plan of Plain City".

OFF SITE FACILITIES: Improvements not on individual lots but generally within the boundaries of the subdivision which they serve. Certain off site facilities shall be properly bonded or escrowed as provided in these regulations.

OWNER: Any person, group of persons, firm or firms, corporation or corporations, condominium projects or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be laid out and platted under these regulations.

PARCEL OF LAND: Contiguous quantity of land in possession of, or owned by, or recorded as the property of the same claimant. Land in one ownership, but physically divided by a public highway, road or street, is not considered contiguous under this definition, and may therefore be used as two (2) or more individual parcels of land.

PLAIN CITY PUBLIC WORKS STANDARDS: Standards governing public and private contractors performing work within the city as adopted in the Plain City public works standards and technical specifications ordinance.

PLANNING COMMISSION: The city planning commission of Plain City.

PLAT: A map, plan or depiction of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.

PLAT, FINAL: A proposed subdivision drawn accurately to scale and which has all measurements, data, certificates and dedications thereon which are required for approval and acceptance by the proper agencies and for recording in the office of the county recorder.

PROPERTY, INTERVENING: Property located between the existing utilities and public service facilities, and the property under development.

PROTECTION STRIP: A strip of land bordering both the boundary of a subdivision and a street within the subdivision for the purpose of controlling the access to the street from property abutting the subdivision.

PUBLIC IMPROVEMENT: Any water system, drainage ditch, subsurface drainage system, storm drainage system, sewer system, roadway, parkway, sidewalk, pedestrianway, tree, lawn, off street parking area, lot improvement, or other facility for which the city may ultimately assume the responsibility for maintenance and operation or which may affect an improvement for which City responsibility is established. All such improvements shall be properly bonded or escrowed.

PUNCH LIST: A punch list is part of the project closeout portion of the construction process in which the city prepares a document that lists any work that has not been completed, or not been completed to city standards.

REMAINDER PARCEL: A parcel of land that is not included in a subdivision but that is identified as a remainder parcel for future development on the subdivision plat.

RESUBDIVISION: A change in the map of an approved or recorded subdivision plat if such change affects any street layout on or area reserved thereon for public use, any lot line, or any map or plan legally recorded prior to the adoption of any regulations controlling subdivision.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by a street, crosswalk, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees, or any other use involving maintenance by a public agency shall be dedicated to the public use by the maker of the plat on which such right-of-way is established.

ROAD: See definition of Street.

SCREENING: Either:

- A. A strip at least five feet (5') wide, densely planted (or having equivalent natural growth) with shrubs or trees at least four feet (4') high at the time of planting, of a type that will form a year round dense screen of at least six feet (6') in height; or
- B. An opaque wall or barrier or uniformly painted fence at least six feet (6') high.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

STREET, ARTERIAL: A street, existing or proposed, which serves as or is intended to serve as a major trafficway, and is designated on the master street plan as a controlled access

highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, COLLECTOR: A street, existing or proposed, of considerable continuity, which is the main means of access to the major street system.

STREET, CUL-DE-SAC: A minor terminal street provided with a turnaround with a one hundred foot (100') minimum diameter. Cul-de-sac streets shall not be any longer than four hundred feet (400') from the centerline of the adjoining street to the center of the turnaround. and cannot provide frontage for more than fifteen (15) dwelling units.

STREET, MINOR: A street, existing or proposed, which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local needs of a neighborhood.

STREET, PRIVATE: A thoroughfare within a subdivision which has been reserved by dedication unto the developer or lot owners to be used as private access to serve the lots platted within the subdivision. Private streets shall comply with the adopted street cross section standards of the City and shall be maintained by the developer or other private agency.

SUBDIVISION: Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms, and conditions.

1. Subdivision includes:

- i) The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
- ii) Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial agricultural, and industrial purposes.

2. Subdivision does not include:

- i) A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
- ii) A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
- iii) A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels or joining a lot to parcel;

- iv) A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
- v) A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
- vi) A parcel boundary adjustment;
- vii) A lot line adjustment;
- viii) A joining of one or more lots to a parcel;
- ix) A road, street, or highway dedication plat;
- x) A deed or easement for a road, street, or highway purpose; or
- xi) Any other division of land authorized by law.

SUBDIVISION, MINOR: Any subdivision with two (2) lots existing on a dedicated street sewer that has culinary water, and secondary water accessible.

UTILITIES: Gas lines, culinary water lines, storm drainage systems, irrigation systems, sewer lines, electric power transmission lines, telephone transmission lines, cable television systems with all poles, wires, pipes, guywires and bracing pertaining thereto.

WETLANDS: Generally, those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. When in conflict, Federal definitions and standards shall prevail.

ZONING ORDINANCE: The zoning ordinance of Plain City as adopted by the City Council and as amended from time to time. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001; amd. Ord. 2003-13, 12-4-2003, eff. 12-4-2003; Ord. 2008-13, 9-19-2008, eff. 9-19-2008; Ord. 2014-03, 5-15-2014, eff. 5-15-2014; Ord. 2017-07, 5-18-2017, eff. 5-19-2017; Ord. 2022-04, 3-17-2022, eff. 3-17-2022; Ord. 2022-08, 5-19-2022, eff. 5-19-2022; Ord. 2024-03, 3-7-2024; Ord. 2025-04, 2-20-2025)

11-5-3: STREETS:

A. General Requirements:

1. Frontage On Improved Streets:

a. No subdivision shall be approved unless the area to be laid out and platted shall have frontage on and access from an improved and dedicated City street, unless the street is an existing State or County road.

b. Wherever the area to be laid out and platted is to utilize existing street frontage, such street shall be fully improved as required by the public works standards unless otherwise provided for by the City Council after a recommendation from the Planning Commission. (Ord. 2017-14, 12-7-2017, eff. 12-8-2017)

c. Access to subdivisions must be from an existing, maintained public roadway of sufficient width and improvement to meet minimum requirements for the assurance of public safety as determined by the City Engineer, Sheriff and Fire Departments. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001; amd. 2003 Code)

2. Grading And Improvement Plan: Streets shall be graded and improved and conform to the City public works standards and shall be approved as to design and specifications by the City Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.

3. Topography And Arrangement:

a. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible of the building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the public works standards of the City.

b. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way established on the official map and/or General Plan. Such integration shall take topographical conditions into consideration. The street arrangements shall not cause unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide convenient access to it.

(1) Half streets proposed along a subdivision boundary or within any part of a subdivision shall not be permitted.

(2) Standard residential streets shall approach the arterial or collector streets at an angle of not less than eighty degrees (80°).

c. All streets shall be properly related to special traffic generators such as industries, business districts, schools, churches and shopping centers; to population density and to the pattern of existing and proposed land uses.

d. Minor streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001)

e. Plain City may require selected streets within a subdivision to be extended to the boundary lines of the subdivision. All streets required to be extended to the boundary lines of the subdivision shall be properly terminated with a temporary turnaround constructed in accordance with current public works standards or as approved by Plain City. However, in all cases, the temporary turnaround shall have sufficient stability to support snowplows, emergency vehicles, school buses and trash collection trucks. If the terminal street extends no more than the length of one lot beyond the nearest intersection, the City Council after a recommendation from the Planning Commission may waive the turnaround requirement as stated herein. If the temporary turnaround is located on an adjacent property an agreement between the two (2) property owners and the City is required. (Ord. 2017-14, 12-7-2017, eff. 12-8-2017)

f. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, and the provision for alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict or movement between the various types of traffic, including pedestrian.

g. All streets in City subdivisions shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the Planning Commission.

h. Arterial, collector and/or residential streets shall conform to the width designated on the Master Street Plan whenever a subdivision falls in an area for which a Master Street Plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plat is submitted to the Planning Commission, arterial or collector streets shall be provided as required by the City public works standards.

i. Standard residential streets shall have a minimum width of sixty feet (60'). (Ord. 2001-02, 3-1-2001, eff. 3-1-2001)

j. ~~Cul-de-sacs shall be not longer than four hundred feet (400') to the beginning of the turnaround, from the centerline of the intersecting street. Each cul-de-sac must be terminated by a turnaround of not less than ninety seven feet (97') 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)~~

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)**

k. Cul-de-sac Special Exceptions:

(1) Cul-de-sacs may be granted an exception as to length if, in addition to the guideline standards above, all of the following criteria are met: Reference 11-5-19

(A) The maximum cul-de-sac length with a special exception extension will be no more than 600 feet.

(B) The property to be subdivided is an infill and surrounded by developed subdivisions.

(C) If a special exception is granted, the number of lots on the cul-de-sac may be up to 12.

l. Utility and drainage easements shall be provided along lot lines of all subdivision lots and at such other locations as deemed necessary and as directed by the City. The easements shall have a minimum width of ten feet (10'), but may encumber adjoining lots by extending across adjoining lot lines. In some cases, larger size easements may be required as directed by the City. Proper coordination shall be established between the developer and the applicable utility company for the establishment of utility easements on adjoining properties.

m. Standard street sections and all proposed streets, whether public or private shall conform to the street cross section standards as recommended by the City Engineer and adopted by the City Council.

n. Streets shall be numbered unless the Planning Commission determines, based upon topography and other like considerations, that streets should be named.

4. Blocks:

a. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width may be permitted in blocks adjacent to major streets, waterways or topography concerns.

b. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred twenty feet (1,320') or twelve (12) times the minimum lot width required in the zoning district, whichever is less, nor be less than four hundred feet (400') in length. Wherever practicable, blocks along major streets and collector streets shall be not less than six hundred sixty feet (660') in length.

c. In long blocks, the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic.

d. Pedestrian ways or crosswalks, not less than six feet (6') wide, may be required by the Planning Commission through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

e. To prevent landlocked property, the City Council and/or Planning Commission may require additional access roads.

5. Access To Major Streets: Where a subdivision borders on or contains an existing or proposed major street, the Planning Commission may require that access to such streets be limited by one of the following means:

a. The subdivision of lots so as to back onto the street and front onto a parallel local street; no access shall be provided from the street in the rear, and screening shall be provided in a strip of land no less than five feet (5') in width along the rear property line of such lots.

b. A marginal access or service road (separated from the street by a planting or grass strip and having access thereto at suitable points).

6. Street Regulatory Signs:

a. The applicant shall deposit to the City, at the time of final subdivision approval, a sum determined by the Director of Public Works for each sign required by the City. The City shall install all street signs before issuance of certificates of occupancy for any residence on the streets approved.

b. Street signs are to be placed at all intersections within or abutting the subdivision, the type and location of which shall be approved by the Public Works Director.

B. Design Standards:

1. General: In order to provide for streets of suitable location, width and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation and street maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, design standards for street sections shall be as outlined in the City public works standards or as otherwise approved by the City Engineer.

2. Road Surfacing And Improvements: After pipes, lines and related facilities pertaining to sewer, water, gas, cable TV, electricity and like utility services, where required, have been installed by the developer, the applicant shall construct curbs and gutters and shall surface or cause to be surfaced roadways to the widths prescribed in these regulations. Said surfacing shall be in accordance with the City public works standards. Adequate provision shall be made for culverts, drains and bridges. Driveway approaches shall not be installed at the time of placement of curb and gutter unless approval for a building permit has been issued by the City.

3. Intersections:

a. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than eighty degrees (80°) shall not be acceptable. An oblique street shall be curved approaching an intersection and should be approximately at right angles for at least one hundred feet (100') therefrom. Not

more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.

b. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with centerline offsets of less than one hundred fifty feet (150') shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect major streets, their alignment shall be continuous. Intersections of major streets shall be at least eight hundred feet (800') apart.

c. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance as determined by the Public Works Department.

C. Street Dedications And Reservations:

1. New Perimeter Streets: Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half streets. Where an existing half street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the developer.

2. Widening And Realignment Of Existing Streets: Where a subdivision borders an existing narrow street or when the general plan, official map, zoning setback regulations or public works standards indicate plans for the realignment or widening of a street that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate, at his expense, such areas for widening or realignment of such streets. Such frontage streets shall be improved and dedicated by the applicant at his own expense to the full width as required by these subdivision regulations. Land reserved for any street purposes may not be counted in satisfying yard or area requirements of the zoning ordinance whether the land is to be dedicated to the Municipality in fee simple or an easement is granted to the City. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001; amd. Ord. 2023-02, 1-6-2023, eff. 1-5-2023; Ord. 2024-03, 3-7-2024)