

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
NOVEMBER 6, 2025

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

Present: Councilmembers Adam Favero, Rachael Beal, Jed Jenkins, Jan Wilson and Luigi Panunzio  
Staff: Stacy Adams, Brandan Quinney, Dan Schuler  
Present: Rob Ortega, Josh Ableman, Mike Dearing, Jared Roper, Troy LaFluer  
Via on Zoom: Mayor Jon Beesley, Diane Hirschi, Mike Phillips, Katelyn Shaw

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

Approval of Minutes from October 16, 2025

**Councilmember Wilson moved to approve the minutes from October 16, 2025, as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.**

Comments: Public

None.

Report from Planning Commission

Josh Ableman stated the Planning Commission discussed an updated plan for Jake Finlinson on the Plain City Commercial Parcels. Also, a subdivision amendment for Mustang Run, the LaFluer property. Set a public hearing for November 13, 2025 for a Residential Overlay with Public Amenities for Winegar Trust and Western Basin Land & Livestock, David Pitcher. The Planning Commission also discussed a Senior Overlay for the Bingham property.

Discussion/Motion: Subdivision Amendment - Mustang Run Subdivision

Council discussed the property line and conjoining of 2 lots into one. **Councilmember Jenkins moved to approve the subdivision amendment for Mustang Run. Councilmember Panunzio seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Purchase of Lift/Bucket

Dan gave the Council information and specs on the Lift Bucket truck he would like to purchase for City use. **Councilmember Jenkins moved to approve the purchase of the lift/bucket truck. Councilmember Favero seconded the motion. Councilmembers Favero, Beal, Jenkins, Wilson and Panunzio voted aye. The motion carried.**

Discussion/Motion: Update and Approval of Cost Estimate for Park Camera Project

Jared Roper and Mike Dearing from Pro-Edge provided the Council with two cost estimates and information on updating the cameras and servers connected to Connex internet at the city parks so they will work as intended. After a brief discussion, **Councilmember Jenkins moved to approve both cost estimates. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion/Motion: Set Date for Canvass of the General Election – Tuesday, November 18.

It was noted the Monday will work better for a quorum. It will begin at 5 pm. **Councilmember Wilson moved to approve the canvass of the election on Monday, November 17 at 5 pm. Councilmember Panunzio seconded the motion. Councilmembers Favero, Jenkins, Beal and Wilson voted aye. The motion carried.**

Discussion: Transfer Station Choices

Mayor Beesley gave the Council information regarding the contract with Weber County and other options for transfer stations. Councilmembers asked to bring this back at a future meeting after researching and receiving more information on the current contract and other surrounding city options. Mayor Beesley stated he could have Sean Wilinson from the County attend next time also.



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Motion: Approval of Business Licenses

Peddlingperkes	1411 N 4300 W	Stephne Perkes	Online Clothing Sales
Revival Windows	590 N Kays Dr #102	William Little	Replacement Windows <i>Solicitor</i>

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

Motion: Approval of Warrant Register

See warrant register dated 10/16/2025 to 10/31/2025. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Beal seconded the motion. Councilmembers Favero, Jenkins and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Favero stated he wanted to congratulate those who were voted back on the Council and to thank the candidates who ran for office, it takes a lot to run and he appreciates that. Councilmember Favero stated he attended a WFRC meeting that they do every year for the Regional Transportation Plan and they are looking for input from all the communities in this area for trails, active transportation, roadways, to make sure that we are all working together to build the networks that we need. There are a few things would like to look at and look at the map and put some notes on. Also, he had been asked to mention the new Fremont High School Teen Center that is now open and available to students in the area with lots of services like a food pantry with plenty of food for everybody, hygiene items, a study room, showers for students, laundry and they also accept donations for those who want to help. Access is located on the west side of Fremont High School with an exterior door to enter. You can contact Fremont High School for more info and they are working on getting a QR code to get out to local areas.

Councilmember Beal stated she also wanted to congratulate those candidates who won and those who ran for office. Councilmember Beal wanted to thank Colette for organizing the Halloween Trunk or Treat and Melissa Miller for the scavenger hunt throughout the city and local businesses. Councilmember Beal stated there is a \$1,500 stipend for cities to apply for regarding the upcoming America 250<sup>th</sup> celebration that the city could use for the 4<sup>th</sup> of July Celebration next year. There are some requirements like setting up an official community committee and passing a resolution. She is also taking a QPR class to become an instructor for suicide prevention for youth through Western Weber CTC to help the Hope Squad to get an instructor at the school and she would be able to teach classes at Plain City.

Councilmember Wilson stated she also talked to Diane about the stipend application City could apply for and they are working on that.

Mayor Beesley stated he wanted to thank Colette for organizing the Halloween pumpkin walk. Mayor Beesley also wanted to congratulate those victorious in their elections and thank those who put their name into the hat, they have gained his respect for willing to serve. Thank you to everybody who voted. He would have liked to see a lot more than only a third or so of voters but, nonetheless, thanks to those who did take the time to vote.

**At 7:26 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder

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



## NOTICE OF PUBLIC HEARING

On October 16, 2025, the Plain City Council adopted a resolution indicating Plain City Corporation's intent to annex certain unincorporated properties as shown in the attached map.

Notice is hereby given that the Plain City Council will hold a public hearing on Thursday, the 20<sup>th</sup> day of November, 2025, at 6:30 pm in the Plain City Hall at 4160 West 2200 North, Plain City, Utah.

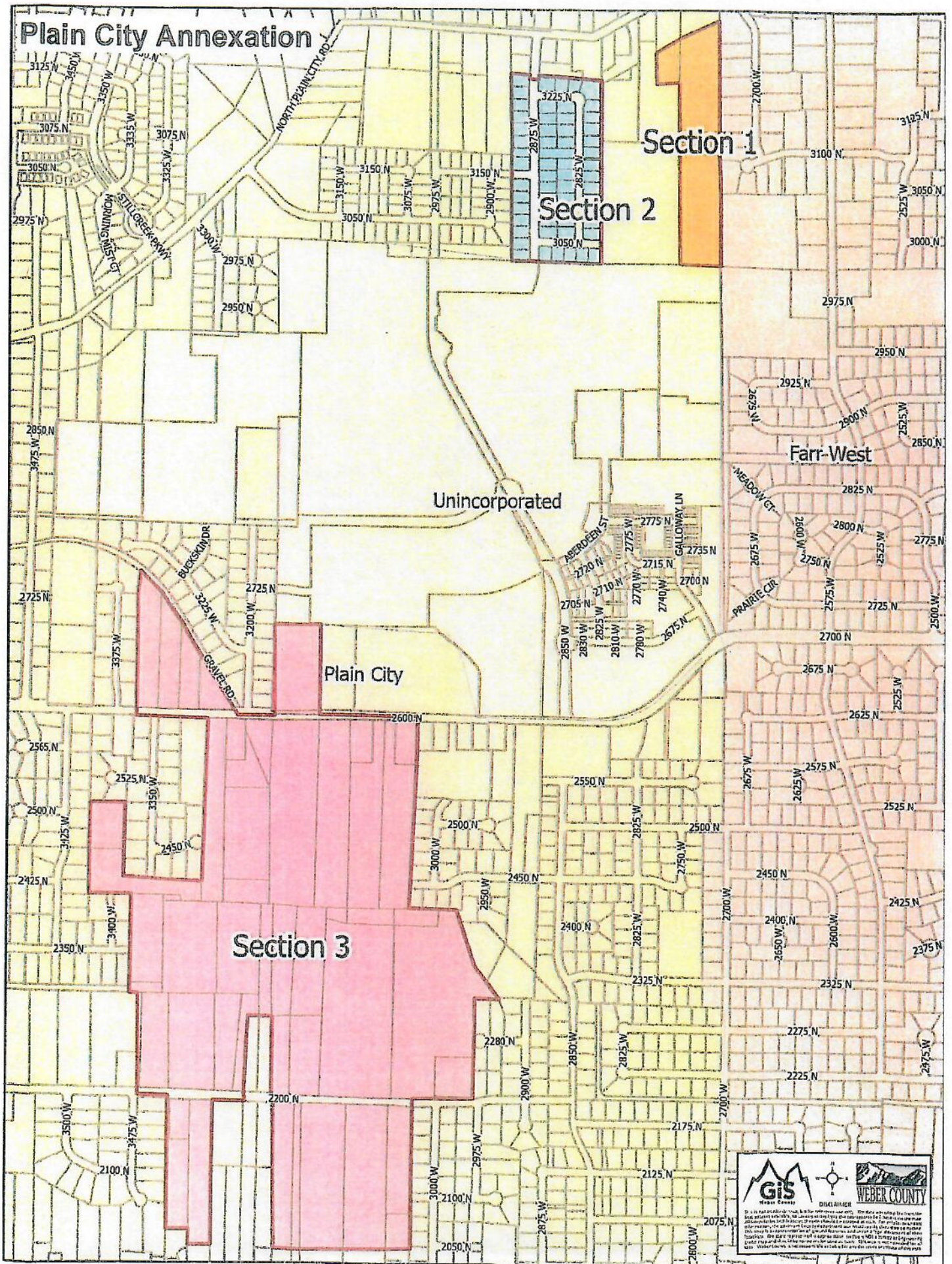
More information may be obtained at the City Office. Interested persons are invited to appear at the public hearing or to file written comments with the City Recorder at [dianeh@plaincityutah.gov](mailto:dianeh@plaincityutah.gov)

Diane Hirschi  
City Recorder

Join Zoom Meeting  
<https://us02web.zoom.us/j/84530294542>  
Meeting ID: 845 3029 4542



# Plain City Annexation





**DISCLAIMER**

It is the policy of the County to provide the best information available. The County does not warrant the accuracy or completeness of the information provided. The County is not responsible for any errors or omissions. The County is not responsible for any damages or losses resulting from the use of this information. The County is not responsible for any legal action taken against it. The County is not responsible for any other matters.



NORTH PLAIN CITY RD

Plain City

STANLEY & SHAUNA SMITH  
FAMILY TRUST  
190200083

190200082  
J HILL  
FARMS LLC

Unincorporated

Farr West

2700 W

3100 N

3050 N

Plain City Incorporation  
Section 1

GIS  
WEBER COUNTY

DISCLAIMER

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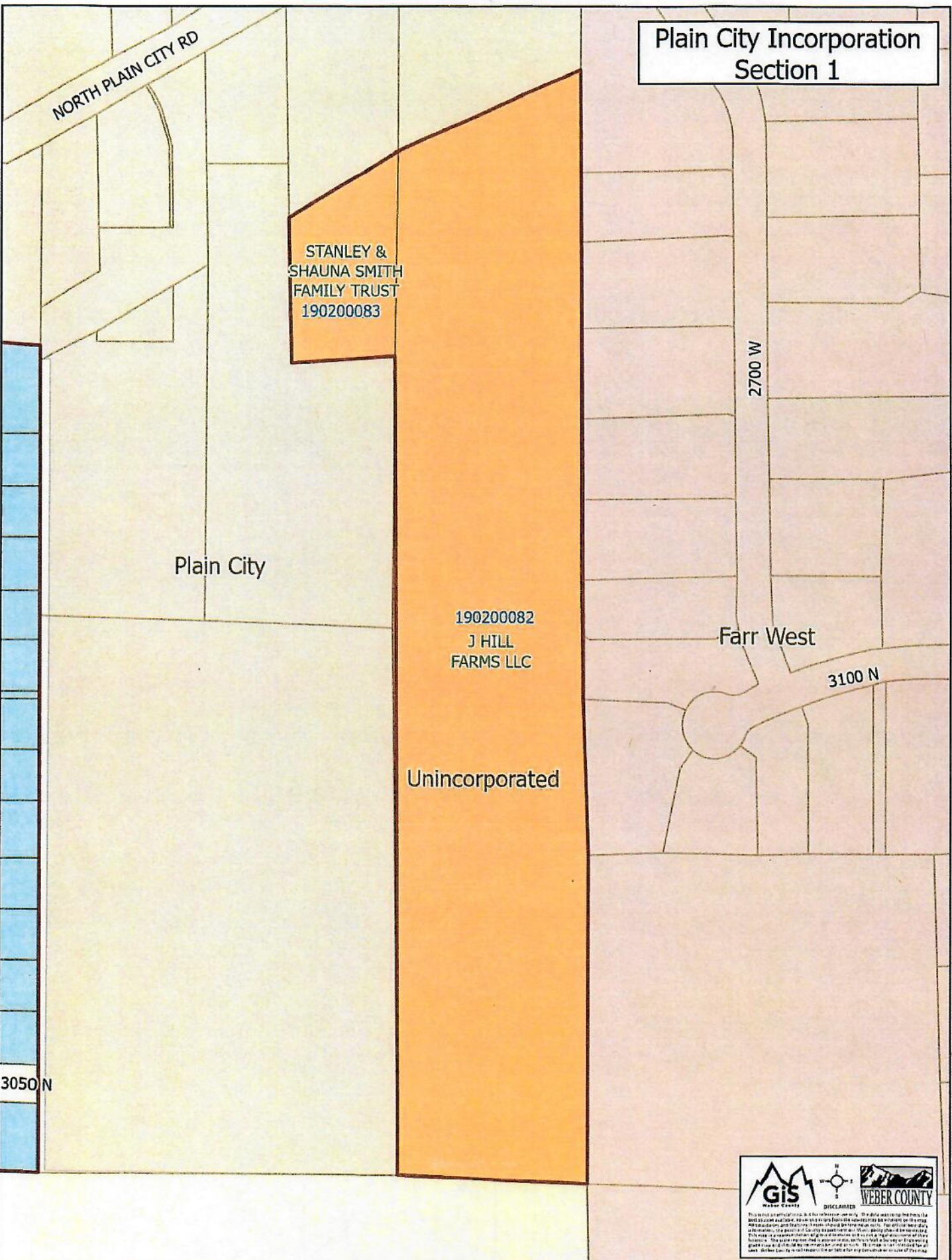
3100 N

3050 N

Plain City Incorporation  
Section 1

GIS  
WEBER COUNTY

DISCLAIMER





# Plain City Incorporation Section 2

3241  
NILSON AND  
COMPANY INC DBA  
NILSON HOMES  
194870001

194870002  
NILSON AND  
COMPANY INC DBA  
NILSON HOMES  
3229

194870003  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3221

194870004  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3209

194870005  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3197

194870006  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3185

JDC 194870028  
COMMUNITY  
LLC

194750001  
NILSON &  
COMPANY INC DBA  
NILSON HOMES

2875 W

194870027  
JDC  
COMMUNITY  
LLC

2856  
JDC  
COMMUNITY  
LLC  
194870026

194870025  
JDC  
COMMUNITY  
LLC  
2838

194870024  
3230 JDC  
COMMUNITY  
LLC

3225 N

194870010  
NILSON AND  
COMPANY INC DBA  
NILSON HOMES

194870011  
JDC  
COMMUNITY  
LLC

194870009  
NILSON AND 3202  
COMPANY INC DBA  
NILSON HOMES

194870012  
3207 JDC  
COMMUNITY  
LLC

194870008  
NILSON & 3190  
COMPANY INC DBA  
NILSON HOMES

194870013  
JDC 3193  
COMMUNITY  
LLC

194870007  
NILSON & 3180  
COMPANY INC DBA  
NILSON HOMES

194870014  
JDC  
COMMUNITY  
LLC 3181

JDC 194870028  
COMMUNITY  
LLC

194750030  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3158

194870015  
3155 JDC  
COMMUNITY  
LLC

194750029 3148  
NILSON &  
COMPANY INC DBA  
NILSON HOMES

194870016  
3145 JDC  
COMMUNITY  
LLC

3136 NILSON &  
COMPANY INC DBA  
NILSON HOMES  
194750028

3135  
STOKER  
194750019

3102 NILSON &  
COMPANY INC DBA  
NILSON HOMES  
194750027

194750020  
STANSFIELD  
3103

194750026  
HARRIS  
3088

194750021  
HARDY  
3083

3080 NILSON &  
COMPANY INC DBA  
NILSON HOMES  
194750025

194750022  
BLACKHAM  
3073

194750024  
NILSON &  
COMPANY INC DBA  
NILSON HOMES

SUTHERLAND  
194750023

2825 W

194870023  
JDC  
COMMUNITY  
3222 LLC

194870022  
JDC  
COMMUNITY  
3210 LLC

JDC 3194  
COMMUNITY  
LLC  
194870021

194870020  
JDC 3182  
COMMUNITY  
LLC

3172 JDC  
COMMUNITY  
194870019 LLC

JDC COMMUNITY  
LLC 194870028

3154 JDC  
COMMUNITY  
194870018 LLC

194870017  
JDC  
COMMUNITY  
3142 LLC

194750018  
LEONARD  
3130

194750017  
CRAWFORD  
3110

194750016  
TIMOTHY &  
JOYCE MAHER  
REVOCABLE TRUST  
3078

194750015  
WILLIAMS  
3068

194750014  
MESSERLY

Plain City

3150 N

AGUILAR  
194750002

3099  
PERRETT  
194750003

3087  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
194750004

194750005  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3077

194750006  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
3061

194750007  
NILSON &  
CO INC DBA  
NILSON HOMES  
3047

194750008  
SHOLLY  
3039

3050 N

194750009  
NILSON &  
CO INC DBA  
NILSON HOMES

194750010  
2855  
PASQUINELLI

194750011  
NILSON &  
COMPANY INC DBA  
NILSON HOMES  
2833

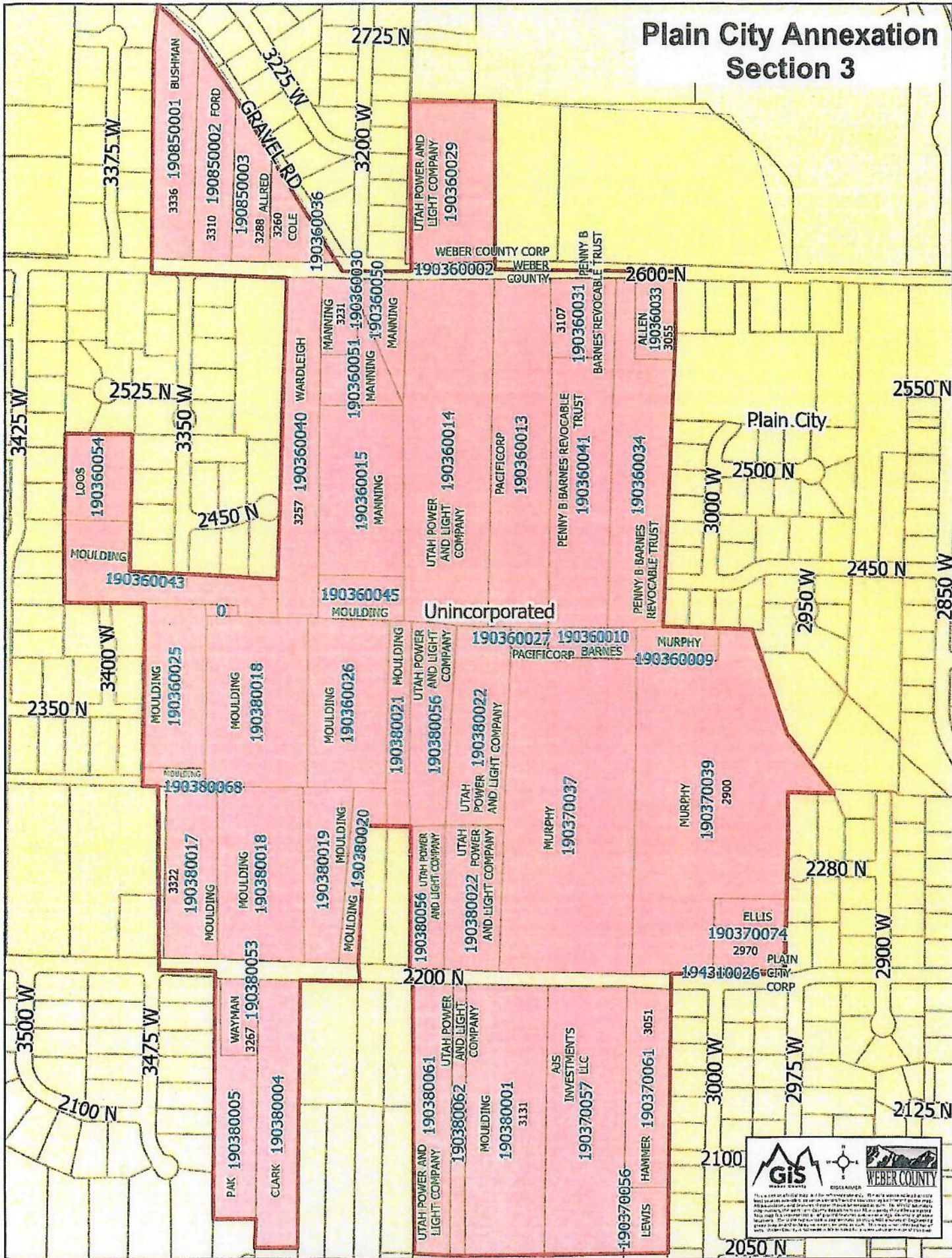
194750012  
GONZALES  
2821

194750013  
FLAKE  
2815





# Plain City Annexation Section 3





# Plain City Annexation

Section 1

Section 2

Unincorporated

Plain City

Section 3

Farr-West



**DISCLAIMER**

This map is a digital product of the GIS Department and is not a legal document. It is intended for informational purposes only. The GIS Department does not warrant the accuracy or completeness of the information contained herein. The user assumes all responsibility for the use of this information. The GIS Department is not responsible for any errors or omissions in this map. The GIS Department is not responsible for any damages or losses resulting from the use of this map. The GIS Department is not responsible for any claims or liabilities arising from the use of this map. The GIS Department is not responsible for any claims or liabilities arising from the use of this map.



**INTERLOCAL COOPERATION AGREEMENT**

by and among

(CITY)

and

WEBER COUNTY

Relating to the delivery of municipal solid waste to the Weber County Transfer Station



**INTERLOCAL COOPERATION AGREEMENT**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT between (CITY), which is a municipality and political subdivision of the State of Utah ("City"), and WEBER COUNTY, a political subdivision of the State of Utah ("County").

**RECITALS**

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, found in Utah Code Title 11, Chapter 13, public agencies are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the Solid Waste Management Act, found in Utah Code Title 19, Chapter 6, Part 5, specifically authorizes public entities to supervise and regulate the collection, transportation, and disposition of solid waste generated within their jurisdiction, and to require municipal residential waste generated within their jurisdiction to be disposed of at a solid waste management facility owned or operated by a public entity; and

WHEREAS, the County owns and operates a transfer station ("Transfer Station") where solid waste is collected, processed, and then shipped to appropriate disposal sites; and

WHEREAS, the County has invested a significant amount of money in facilities and equipment to provide solid waste disposal services to county residents; and

WHEREAS, as a public benefit, the County accepts waste transported to the Transfer Station by individual county residents; and

WHEREAS, the County also provides or participates in various additional expanded services, including household hazardous waste collection, green waste recycling and



compost/wood product sales, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the services provided by the County constitute a direct benefit to the public good by providing an appropriate disposal facility for waste, thereby reducing the unlawful or inappropriate disposal of waste materials and allowing for some of them to be re-used; and

WHEREAS, the long-term committed delivery of municipal residential curb-side collected waste to the Transfer Station is critical to the funding and amortizing of the Transfer Station and its operational expenses, including expanded services; to the ability of the County to provide solid waste services to the general public in an efficient, cost-effective manner; and to the County's ability to obtain better long-term agreements for the transportation and disposal of the waste, thereby providing a lower long-term cost to the residents of the City and other parts of Weber County;

NOW, THEREFORE, the Parties mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

**Section 1. Purpose.**

This Agreement has been established and entered into for the purpose of facilitating the efficient operation of solid waste services provided by the Parties.

**Section 2. Effective Date; Duration.**

- a. This Agreement shall become effective upon the completion of all of the following actions:
  - i. The Agreement is reviewed as to proper form and compliance with applicable law by the attorney for each Party;



- ii. The Agreement is approved and signed by each Party; and
- iii. The Agreement is filed with the keeper of records of each Party.
- b. The initial term of this Agreement shall be from the effective date through December 31, 2030.
- c. The Agreement shall automatically renew for additional terms of five years each, unless terminated earlier as provided in this Agreement, for a maximum of 20 years (December 31, 2045). Either Party shall have the option to terminate this Agreement at any time, by providing written notice of termination to the other Party at least two years before the date the termination will take effect.
- d. This Agreement may also be terminated at any time by mutual written agreement of the Parties.

**Section 3. Waste Disposal.**

In accordance with the purpose stated above, the Parties agree to the following:

- a. The City agrees to deliver, or cause to be delivered, exclusively to the County's Transfer Station, all of the household waste placed in curb-side containers by the City's residents and picked up by the City or by the company that the City contracts with to collect and dispose of curb-side residential waste. The County agrees to accept such waste, subject to the fee schedules, rules, regulations, and procedures adopted by the County. Other types of waste that are not household waste collected by the City or under a contract with the City, such as curb-side recycling and commercial waste, may be brought to the Transfer Station but are not governed by this agreement.



- b. The County agrees to own and operate the Transfer Station throughout the term of this Agreement.
- c. The City shall elect one of the following billing and payment options:
  - i. The County will bill the City for the tipping fees for curb-side waste generated by the City's residents, and the City agrees to pay each bill within 30 days of receipt.
  - ii. Or, the County will directly charge the haulers of curb-side waste generated by the City's residents. The City shall ensure that the haulers timely pay all appropriate fees.

**Section 4. Additional Provisions Required by the Interlocal Cooperation Act.**

- a. This Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for its own obligations arising under this Agreement.
- b. Each Party shall maintain separate ownership and control over its own real and personal property. Therefore, there will be no need for joint disposal of property upon the termination of the Agreement.
- c. Since this Agreement does not establish an interlocal entity, the Parties agree that the County's Community Development Director, or the Community Development Director's successor or designee, shall act as the administrator responsible for the administration of this Agreement.



- d. Since this Agreement relates to the use of the County's Transfer Station, voting shall be weighted in favor of the County, with the County's vote outweighing the City's vote on any vote required by this Agreement.
- e. A copy of this Agreement shall be placed on file in the office of the official keeper of records of each Party.

**Section 5. Indemnification.**

Each of the Parties is a political subdivision of the State of Utah and claims the privileges, protections, and immunities of the Governmental Immunity Act of Utah. Each of the Parties agrees to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the indemnifying Party's negligent or intentional errors or omissions in connection with this Agreement.

**Section 6. Publication of Notice of Agreement.**

Immediately after execution of this Agreement by both Parties, each Party shall cause notice of this Agreement to be published pursuant to Utah Code Section 11-13-219.

**Section 7. Notices and Contacts.**

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

For the County:

Community Development Director  
Weber County  
2380 Washington Blvd., Ste. 250  
Ogden, UT 84401



For the City:  
(fill in information)

**Section 8. Miscellaneous Provisions.**

- a. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining to this subject.
- b. Waiver. No failure by any Party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such breach or of a breach of any other provision.
- c. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law.
- d. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, then the remaining provisions of the Agreement shall remain in full force and effect, unless the invalidation of the provision materially alters the Agreement by interfering with the purpose of the Agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the Agreement, then the Parties shall negotiate in good faith to modify the Agreement to match, as closely as possible, the original intent of the Parties. To the extent



permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

- e. Litigation. If any action, suit, or proceeding is brought by a Party with respect to this Agreement, each Party shall bear its own costs, including attorneys' fees.
- f. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- g. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- h. Amendments. This Agreement may not be amended except by an instrument in writing, approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- i. No Third Party Beneficiaries. The Parties do not confer any rights or remedies upon any person other than the Parties to this Agreement.

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement on the dates listed below:

(CITY)

By: \_\_\_\_\_  
(Name)  
(Title)

DATED: \_\_\_\_\_

Approved: \_\_\_\_\_  
Attorney



Interlocal Agreement—Municipal Solid Waste Disposal  
Weber County and (CITY)

**WEBER COUNTY**

By: \_\_\_\_\_  
Gage Froerer  
County Commission Chair

DATED: \_\_\_\_\_

Attest: \_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

DATED: \_\_\_\_\_

Approved: \_\_\_\_\_  
Deputy County Attorney



**SERVICES AGREEMENT – DISPOSAL  
MIXED SOLID WASTE (MSW)**

OGDEN TRANSFER STATION  
3027 Midland Drive, Ogden, Utah  
Telephone: (801) 924-8509

Business or City Name, (Customer): \_\_\_\_\_

Contact Name: \_\_\_\_\_

**Customer Information:**

Name:

Address:

City:

State:

Zip:

Phone:

Contact Email:

Type of Waste Generated: Mixed Solid Waste (MSW)

1. **Purpose of Agreement.** \_\_\_\_\_, ('Customer') and Ogden Transfer Station ('Ogden TS') (The 'Parties') enter into this Agreement to establish terms for disposal, customer's Non-Contaminated and Non Hazardous material at Ogden Transfer Station, located at 3027 Midland Drive, Ogden, Utah. This Agreement provides general terms for all shipments of Customer's material to OTS.
2. **Term and Notices.** Unless sooner terminated in accordance with the terms of this Agreement, the term of this Agreement (the "Initial Term") shall commence as of the Effective Date and shall remain in effect until \_\_\_\_\_. This Agreement shall automatically renew for a period of \_\_\_\_\_ year (each a "Renewal Term" and collectively with the Initial Term, the "Term") unless either Party provides written notice to the other Party at least ninety days before the expiration of the then-applicable Term that it does not desire to extend the Term.
3. **Customer's Responsibilities.**
  - A. **Acceptable Waste.** Customer shall tender only Acceptable Wastes to Ogden TS for transport or disposal. "Acceptable Waste" means material which is Non-Hazardous and which is not precluded from disposal at the Landfill by other law, regulation or governmental restriction.
  - B. **Fees.** For services provided under this Agreement, Customer shall:
    - 1 ) Pay \$ \_\_\_\_\_ per ton delivered for MSW to the Ogden TS (3027 Midland Drive, Ogden UT). Rate includes applicable taxes and fees.



8. **Cost or Attorney Fees.** If either Party finds it necessary to retain an attorney to interpret or enforce this Agreement as a result of any default or breach of this Agreement, the prevailing party shall be entitled to recover, in addition to all other relief, all attorney fees, costs and expenses incurred by the prevailing party in connection with such default or breach.
9. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
10. **Entire Agreement.** This Agreement and any related signed Profile or NHWM forms constitutes the entire agreement between Customer and WRLF relating to the transport or disposal of IW and supersedes any and all prior agreements, whether written or oral, that may exist between Customer and WRLF. This Agreement shall control in the event of conflict with terms, which may be contained in Certification or Bill of Lading forms signed by WRLF or Customer prior to or subsequent to this Agreement.

**IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.**

**CUSTOMER:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Ogden Transfer Station, LLC**

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_



WINEGAR TRUST  
WESTERN BASIN LAND AND LIVESTOCK  
David Pitcher/Ophir Mountain LLC  
Approximately 2500 N 5100 W  
Parcel No(s): 19-031-0006, 19-034-0005,  
19-034-0006, 19-034-0008, 19-027-0024,  
19-027-0026 and 19-034-0002

#### ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN RE-18.5 ZONE TO A RESIDENTIAL OVERLAY WITH PUBLIC AMENITIES IN THE CURRENT 18.5 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 2500 N 5100 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 Residential Overlay with Public Amenities in the current RE-18.5 zone:

190310006

LEGAL DESCRIPTIONS PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 80 RODS WEST AND 229 RODS NORTH OF THE SOUTHEAST CORNER OF SECTION 32; THENCE WEST 80 RODS, THENCE NORTH 15 RODS, THENCE EAST 80 RODS, THENCE SOUTH 15 RODS TO BEGINNING.

190340005

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1054 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 80 RODS, THENCE SOUTH 266 FEET, THENCE EAST 80 RODS, THENCE SOUTH 15 RODS, THENCE WEST 80 RODS, THENCE SOUTH 165 FEET, THENCE WEST 693.60 FEET; THENCE NORTH 10°05'38" EAST 51.73 FEET; THENCE SOUTH 89°51'52" WEST 594.03 FEET; THENCE SOUTH 50.32 FEET; THENCE WEST 33 FEET; THENCE NORTH 678.5 FEET TO BEGINNING.

190340006

PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 658 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 396 FEET, THENCE EAST 80 RODS, THENCE NORTH 396 FEET, THENCE WEST 80 RODS TO THE PLACE OF BEGINNING. CONTAINING 12 ACRES.

190340008

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 80 RODS SOUTH 89°58'29" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32, RUNNING THENCE SOUTH 0°37'42" WEST 658.00 FEET, THENCE NORTH 89°58'29" WEST 80 RODS TO THE SECTION LINE, THENCE NORTH 0°37'42" EAST 380.32 FEET, ALONG SAID SECTION LINE, THENCE SOUTH 89°22'18" EAST 300 FEET, THENCE NORTH 0°37'42" EAST 150 FEET, THENCE SOUTH 89°22'18" EAST 112.01 FEET, THENCE NORTH 0°37'42" EAST 137.09 FEET TO THE SECTION LINE, THENCE SOUTH 89°58'29" EAST 908.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.



190270024

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 80 RODS SOUTH 89°58'29" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, RUNNING THENCE NORTH 04°49'22" EAST 659.85 FEET, THENCE NORTH 89°58'29" WEST 908.00 FEET, THENCE SOUTH 04°49'22" WEST 659.85 FEET TO SAID SECTION LINE, THENCE SOUTH 89°58'29" EAST 908.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

190270026

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 659.85 FEET NORTH 04°49'22" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29; RUNNING THENCE SOUTH 89°58'29" EAST 1320 FEET; THENCE NORTH 04°49'22" EAST 51.31 FEET; THENCE NORTH 88°38'33" WEST 1319.93 FEET, ALONG AN EXISTING FENCE LINE; THENCE SOUTH 04°49'22" WEST 82 FEET, ALONG THE SECTION LINE TO THE POINT OF BEGINNING. Total Area to be rezoned is 80.56 acres.

19-034-0002

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 13.75 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32; RUNNING THENCE WEST 66 RODS, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION, THENCE SOUTH 80 RODS, THENCE EAST 80 RODS TO EAST LINE OF SAID QUARTER SECTION, THENCE NORTH 18 RODS, THENCE WEST 13.75 RODS, THENCE NORTH 62 RODS TO THE PLACE OF BEGINNING. CONTAINING 34.67 ACRES.

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





Outlook

Planning Commission motion 11-13-25

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Re: Planning Packet 11.13.25

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From Tammy Folkman <tammyf@plainscityutah.gov>

Date Fri 11/14/2025 9:11 AM

To Diane Hirschi <dianeh@plainscityutah.gov>

This was the motion

Motion to recommend approval for residential overlay with public amenities zoned RE-18.5. For winger trust and western basin(he said the address here) with maximum of 151 lots minimum frontage 90 feet found in site development standards 10-5A-4. 17.19 acres of green space turned over to the city in phase one and no more than one row of houses on the south end of parcel 19-034-0002 and rest of parcel 19-034-0002 not to be included in the overlay.

Motion- Josh second- rob

Motion carried Josh, Rob, Jarod

No one else was there.

If you want to listen it starts about 49.17

Sent from my iPhone



Application # \_\_\_\_\_

## Zoning Overlay Application

**Circle One:** Mixed Use Overlay    Senior Overlay    Residential Overlay with Public Amenities

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 \_\_\_\_\_

**FEE: \$500.00**    **Date paid** 10-30-25    **Receipt #** 2038634

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

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

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

Developer/Agent David Pitcher / Ophir Mountain 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)



## AFFIDAVIT

## PROPERTY OWNER

STATE OF UTAH )

) ss

COUNTY OF WEBER )

I (we), Western Basin Land & Livestock <sup>By: Amy Ruskelly</sup> 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 Ruskelly  
(Property Owner)

Subscribed and sworn to me this 20th day of May, 2025.

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: \_\_\_\_\_



Application # \_\_\_\_\_

- 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.

Wende Elaine Winegar  
executor

Elaine Winegar  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 14th day of May, 2005.



STACY ADAMS  
Notary Public  
State Of Utah  
My Commission Expires 09/10/2008  
739148

Stacy Adams  
(Notary)

Residing in Weber County, Utah

My commission expires: 9.10.2008

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: \_\_\_\_\_



## **WINEGAR ACRES OVERLAY PROPOSAL**

- 84.4 Total acres
- 17.19 acres to be dedicated to Plain City
- 67.21 acres to be developed in 3 Phases
- Anticipate construction of Phase one to start late summer 2026.
- 2500 N Street from 4500 W to 5100 W to be done with the first phase for traffic flow and looping of utilities (phasing will be based on best practices and designed to comply with all city, and state ordinances).
- Anticipate 151 total lots (approx. 65 lots in Phase One, 47 lots in Phase Two, and 39 in Phase Three)
- 17.19 acres of park/open space to be dedicated to city proportionate to acreage in each phase.
- It is understood that upon any approval of a Conditional Application and Site Plan, the Development Agreement, and Final Plat will still need approval by the City Planning Commission and City Council, per Plain City Code 10-20-7 and 10-20-8.







## CHAPTER 20

### RESIDENTIAL OVERLAY ZONE WITH PUBLIC AMENITIES

#### SECTION:

#### 10-20-1: Purpose And Intent

#### 10-20-2: Use Regulations

#### 10-20-3: General Regulations

#### 10-20-4: Submission Of Conditional Rezone Application

#### 10-20-5: Technical Review Committee, Planning Commission And City Council Consideration

#### 10-20-6: Technical Review Committee

#### 10-20-7: Planning Commission Action

#### 10-20-8: City Council Action

#### 10-20-1: PURPOSE AND INTENT:

The Residential Overlay Zone with Public Amenities is established to provide for and encourage better planned and more desirable residential developments that provide various lot sizes and public amenities, including the preservation of open space and the development of parks, trails, and other open space.

A. It is expressly provided that the Residential Overlay Zone with Public Amenities is not intended to be utilized for all residential development within the City. The Residential Overlay Zone with Public Amenities shall only be permitted for property approved by the City Council.

B. It is established to promote development of pathways (multi-purpose routes accessible to pedestrians, bicyclists and equestrians) and as such, will solely be considered for areas comprising or adjacent to existing or proposed pathway corridors, set forth in the Plain City Parks, Trails, and Open Space Master Plan. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)

#### 10-20-2: USE REGULATIONS:

A. Zones Allowed: Residential uses in the Medium Density Residential (MDR) 1, 2, and 3 areas as indicated on the Future Land Use Map of the General Plan (including only properties that have already been rezoned as RE-18.5, RE-15 and R-1-11) after the review and recommendation by the Planning Commission and review and approval by the City Council.

B. Permitted Housing Types: If the Residential Overlay Zone with Public Amenities is approved: single-family, detached dwelling units may be permitted in MDR 1 and 2 (RE-18.5 and RE-15); single-family, detached dwelling units and two-family, attached (duplex) dwelling units may be permitted in MDR 3 (R-1-11); after the review and recommendation by the Planning Commission and review and approval by the City Council.

1. Lots utilized for the construction of two-family, attached (duplex) dwelling units shall not exceed ten percent (10%) of the total lots in the subdivision.

2. Two-family, attached (duplex) dwelling units shall be constructed on a minimum lot area of one-half (1/2) acre (21,780 square feet). (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)

#### 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.

B. In cases of approved multi-use stormwater detention or retention basins:

1. Seventy-five percent (75%) of the approved basin area shall qualify as developed open space.
2. The developer shall (at City's discretion) provide restrooms and parking.

C. The subdivision does not exceed a gross maximum density in the Medium Density Residential (MDR) areas indicated on the Future Land Use Map of the General Plan of:

1. Three (3) units per acre in MDR 1;
2. Four (4) units per acre in MDR 2; and
3. Five (5) units per acre in MDR 3.

Gross maximum density is calculated by taking the number of proposed residential lots and dividing by the total acreage of the development (including roads).

D. The subdivision meets the following overall minimum development standards:

1. Minimum Lot Area: Seven thousand (7,000) square feet.
2. Minimum Yard Setbacks:
  - a. Front: Twenty-five feet (25').
  - b. Side: Total of eighteen feet (18'), minimum eight feet (8') on one side.
  - c. Street Side On Corner Lot: Twenty-five feet (25').
  - d. Rear: Twenty feet (20').

3. Building Height:

- a. Minimum: One story.
- b. Maximum: Twenty-eight feet (28') - not more than two (2) stories.

4. Minimum Frontage: Sixty-five feet (65') for single-family dwelling units and one hundred forty feet (140') for duplexes.

E. Separate single-family dwellings and multi-family dwelling units in a Residential Overlay Zone shall comply with the following standard:

1. Garage Doors: Where a garage is placed on the front building facade, the width of the garage door(s) shall not exceed fifty percent (50%) of the total width of the front building facade. All garage doors shall not exceed twelve feet (12') in height. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)

#### **10-20-4: SUBMISSION OF CONDITIONAL REZONE APPLICATION:**

A. Required: A conditional rezone application for a Residential Overlay Zone with Public Amenities shall be submitted to the Technical Review Committee. A concept plan including the following items shall be submitted with the application for the conditional rezone:



1. Proposed layout including streets, lots, and setbacks;
2. Development density, coverage, and open space characteristics including landscaping, fencing, screening, and parking;
3. Proposed location(s) for mailbox(es) in accordance with USPS requirements, shown on the proposed layout;
4. A description of architectural elevations and floor plans demonstrating the general design, character, and exterior building materials of the proposed structures. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)

**10-20-5: TECHNICAL REVIEW COMMITTEE, PLANNING COMMISSION AND CITY COUNCIL CONSIDERATION:**

In considering the proposed Residential Overlay Zone, the Technical Review Committee, Planning Commission and City Council shall consider:

- A. Design: The design, exterior materials, housing type and quality of buildings and their relationship to the site and their relationship to development beyond the boundaries of the development.
- B. Streets, Traffic, Parking: Which streets shall be public and which shall be private, the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.
- C. Open Space: The proposed open space as a means of its integration into the City and the neighborhood.
  1. All attendant open space, privately or otherwise owned, shall be publicly accessible and contained within the perimeter of the development.
  2. 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.
- D. Density: The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands.
- E. Property Discrepancies: Conflicts associated with property characteristics and/or ownership, such as, but not limited to recorded property line inconsistencies, ambiguous or contested ownership, etc. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2021-09, 6-3-2021)

**10-20-6: TECHNICAL REVIEW COMMITTEE:**

The Technical Review Committee shall review the conditional rezone application to be sure the proposed rezone meets certain minimum requirements and that the proposed project is in harmony with the intent of the City's General Plan. Prior to the conditional rezone application going before the Planning Commission, the Technical Review Committee must document that the minimum requirements of the application have been met. (Ord. 2021-09, 6-3-2021)

**10-20-7: PLANNING COMMISSION ACTION:**

- A. The Planning Commission shall hold a public hearing on the proposed Residential Overlay Zone with Public Amenities.
- B. The Planning Commission, subject to the requirements of this chapter, shall recommend to approve, modify with conditions, or deny the Residential Overlay Zone with Public Amenities. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)

**10-20-8: CITY COUNCIL ACTION:**

A. The City Council may hold a public hearing on the proposed Residential Overlay Zone. The City Council shall approve the conditional rezone application or deny the conditional rezone of the Residential Overlay Zone with Public Amenities. Approval of the conditional rezone application shall include, but shall not be limited to the following conditions:

1. Submission, review and approval of a development agreement between the applicant and the City.



2. Submission, review and approval of a site plan.
3. Submission, review and approval of a final subdivision plat.

Upon approval of the conditional rezone application, an applicant may proceed with the preparation of a detailed development agreement, Site plan and subdivision application per title 11, chapter 3 of this Code. (Ord. 2019-04, 1-17-2019, eff. 1-17-2019; amd. Ord. 2019-12, 11-21-2019; Ord. 2021-09, 6-3-2021)



This is the rezone  
when we went  
from A-2 to RE-18.5

WINEGAR TRUST REZONE  
David Pitcher/Ophir Mountain LLC  
Approximately 2500 N 5100 W  
Parcel No(s): 19-031-0006, 19-034-0005,  
19-034-0006, 19-034-0008, 19-027-0024,  
and 19-027-0026

ORDINANCE # 2025 06

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN A-2 ZONE TO AN RE-18.5 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 2500 N 5100 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-18.5:

190310006

LEGAL DESCRIPTIONS PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 80 RODS WEST AND 229 RODS NORTH OF THE SOUTHEAST CORNER OF SECTION 32; THENCE WEST 80 RODS, THENCE NORTH 15 RODS, THENCE EAST 80 RODS, THENCE SOUTH 15 RODS TO BEGINNING.

190340005

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1054 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 80 RODS, THENCE SOUTH 266 FEET, THENCE EAST 80 RODS, THENCE SOUTH 15 RODS, THENCE WEST 80 RODS, THENCE SOUTH 165 FEET, THENCE WEST 693.60 FEET; THENCE NORTH 10°5'38" EAST 51.73 FEET; THENCE SOUTH 89°51'52" WEST 594.03 FEET; THENCE SOUTH 50.32 FEET; THENCE WEST 33 FEET; THENCE NORTH 678.5 FEET TO BEGINNING.

190340006

PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 658 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 396 FEET, THENCE EAST 80 RODS, THENCE NORTH 396 FEET, THENCE WEST 80 RODS TO THE PLACE OF BEGINNING. CONTAINING 12 ACRES.

190340008

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 80 RODS SOUTH 89°58'29" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32, RUNNING THENCE SOUTH 0°37'42" WEST 658.00 FEET, THENCE NORTH 89°58'29" WEST 80 RODS TO THE SECTION LINE, THENCE NORTH 0°37'42" EAST 380.32 FEET, ALONG SAID SECTION LINE, THENCE SOUTH 89°22'18" EAST 300 FEET, THENCE NORTH 0°37'42" EAST 150 FEET, THENCE SOUTH 89°22'18" EAST 112.01 FEET, THENCE NORTH 0°37'42" EAST 137.09 FEET TO THE SECTION LINE, THENCE SOUTH 89°58'29" EAST 908.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

190270024

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 80 RODS SOUTH 89°58'29" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29, RUNNING THENCE NORTH



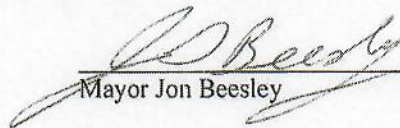
OD49'22" EAST 659.85 FEET, THENCE NORTH 89D58'29" WEST 908.00 FEET, THENCE SOUTH OD49'22" WEST 659.85 FEET TO SAID SECTION LINE, THENCE SOUTH 89D58'29" EAST 908.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

190270026


PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT 659.85 FEET NORTH OD49'22" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 29; RUNNING THENCE SOUTH 89D58'29" EAST 1320 FEET; THENCE NORTH OD49'22" EAST 51.31 FEET; THENCE NORTH 88D38'33" WEST 1319.93 FEET, ALONG AN EXISTING FENCE LINE; THENCE SOUTH OD49'22" WEST 82 FEET, ALONG THE SECTION LINE TO THE POINT OF BEGINNING. Total Area to be rezoned is 80.56 acres.

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

Passed and ordered posted this 3 day of April, 2025.

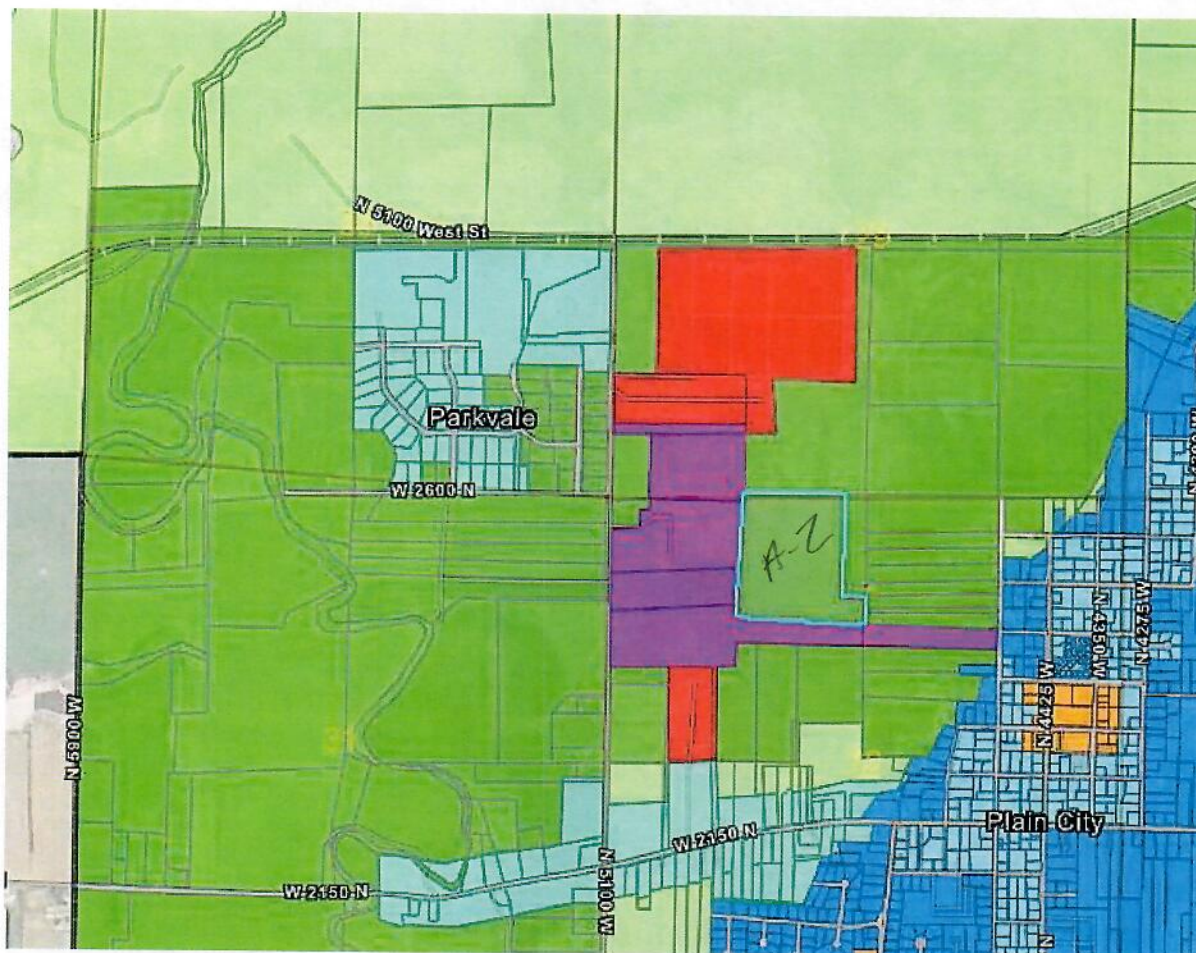
  
\_\_\_\_\_  
Mayor Jon Beesley

ATTEST:

  
\_\_\_\_\_  
City Recorder



current zoning map.



purple is RE18.5



SEE PAGE 27

