

Application # _____

Zoning Amendment Application

Location of Property 5500 West 2050 North Plain City, UT 84404

Land Serial Number(s) Parcel # 190290031

Request from Zone A1 A2 to Zone RE20

FEE: \$200.00

Date paid 12-3-25 Receipt # 2038739

*Property Owner SUSAN STEWART LIVING TRUST

Phone _____ Fax _____

Mailing Address 2627 S. 1175 W. SYRACUSE, UT Zip 84075

Developer/Agent CARSON JONES

Phone 801-941-2018 Fax _____

Mailing Address 905 24th St. Ste. 2 Zip 84401

E-Mail Address carson.jones@bbjrei.com ^{06DEN, UT}

LEGAL DESCRIPTION: Please Attach

TOTAL AREA - Acres or Square Feet: 34.06 AC.

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?

4. 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

Florida
STATE OF UTAH)
Palm Beach
COUNTY OF WEBER)

I (we), Susan Stewart 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.

Susan Stewart
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 12th day of November, 2025.



Katherine P. Laurent

(Notary)

Palm Beach
Residing in Webster County, Utah Florida

My commission expires: Aug 3, 2028

AGENT AUTHORIZATION

I (we), Susan Stewart Trust, 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.

Carson B. J.
(Agent)

Susan Stewart
(Property Owner)

(Property Owner)

Dated this 12th day of November, 2025, personally appeared before me Susan Stewart, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Katherine P. Laurent

(Notary)

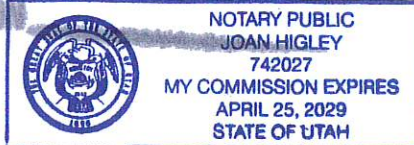
Palm Beach, FL
Residing in Webster County, Utah

My commission expires: Aug 3, 2028

SCRIBED AND SWORN TO BEFORE
ME ON 12/2/2025

Joan Higley
Notary Public

SCRIBED AND SWORN TO BEFORE
ME ON





November 6, 2025

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

Subject: Narrative Letter for Rezone Request-Parcel 190-290-031, 38 Acres (A-1 to RE-20)

Dear Planning Commission Members,

We respectfully request the rezoning of approximately 38 Acres Located at 5500 West 2050 North, Plain City from A-1 (Agricultural) to RE-20 (Residential Estate, 20,000 sq. ft. lots). The vision is to allow for residential development that better aligns with current housing needs and economic realities in our community.

General Plan Consistency

The Plain City general plan identifies this area for future low-density residential use. The requested RE-20 zoning supports that goal by encouraging estate style lots that maintain the communities rural character while allowing responsible growth and infrastructure expansion. This new classification would provide a balanced transition between the existing agricultural properties and the smaller lot residential areas found elsewhere in the city. Low density zoning encourages estate-style lots that maintain Plain City's rural character, reduce overall density, and promote orderly growth consistent with the City's long term land use vision.

Adjacent Land Uses

North: Predominantly agricultural parcels transitioning toward residential use.

South: Existing rural residential properties.

East: Single-family lots and open agricultural use.

West: Single-family lots and open agricultural use.

Population Served

The project will create new housing opportunities for families who desire larger lots and a semi-rural environment while supporting a more affordable market, while also remaining close to Plain City's schools and community amenities.

Transportation Impacts

The development will connect to 2050 North and 5500 West, existing collector roads that are part of the city's planned roadway network. Internal subdivision streets will meet the city standards and be dedicated to the public. Each developmental phase will include appropriate roadway improvements, curb and gutter where required, and pedestrian connectivity. Phasing allows traffic growth to remain manageable and coordinated with Plain City's transportation plan.

Public Facilities

All required utilities can be extended to serve the site.

Water: Culinary and secondary water lines are available nearby and can be extended in coordination with Plain City's plan.

Sewer: The city's sewer system can be extended with phased infrastructure improvements.

Storm Drainage: On-Site detention basins and storm drain infrastructure will meet the city's design standards.

Other Services: Power, gas, and telecommunications are accessible to the property. Schools and emergency services are within established service areas.

Reason for Rezone

The change is consistent with the General Plan goals for orderly transition of farmland to residential use. Preservation of open character through larger lots and landscaped buffers. Efficient use of infrastructure by extending existing utilities in a phased, cost effective manner. Lastly, balanced growth that meets housing demand while protecting Plain City's rural identity.

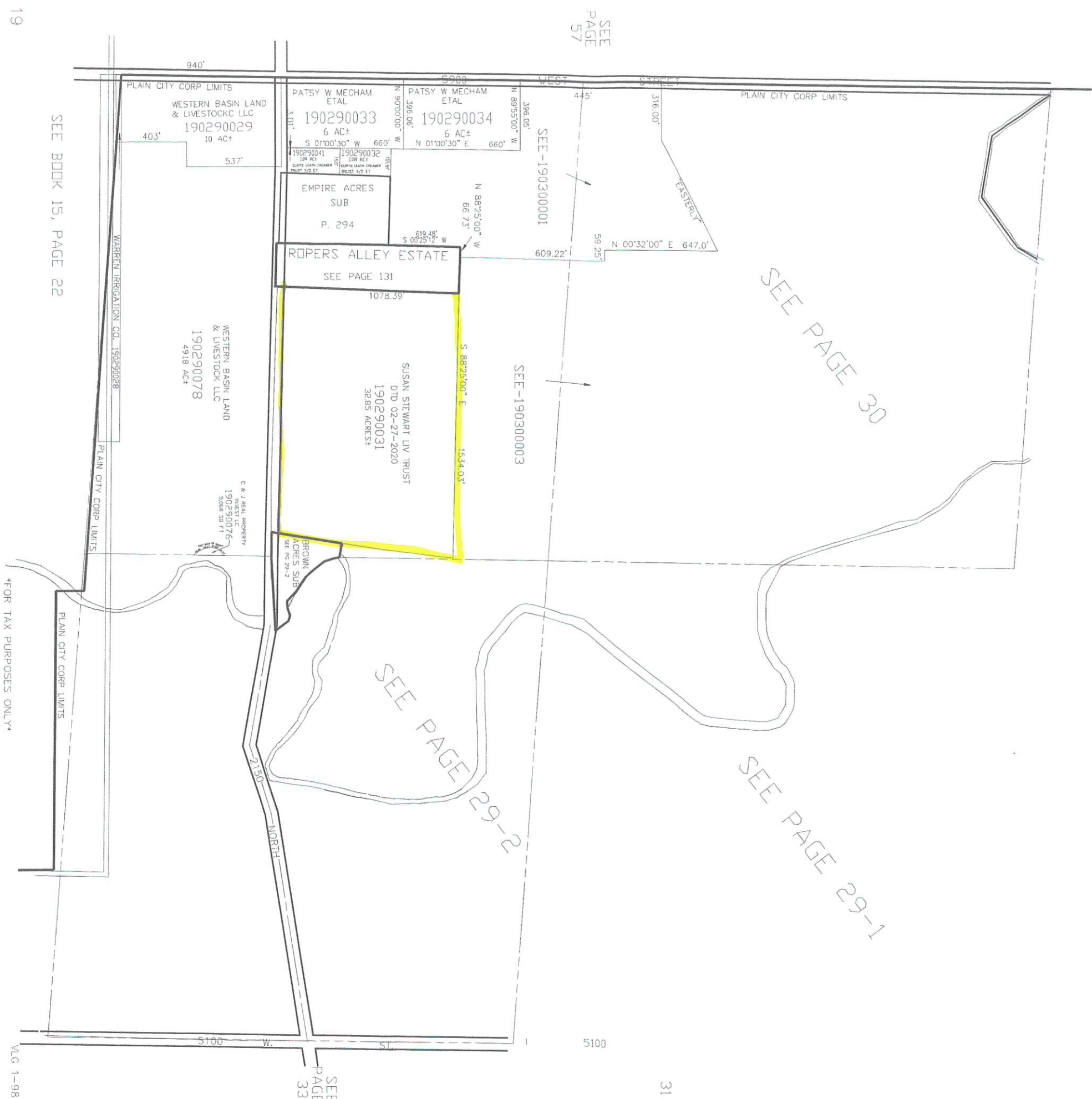
Development Schedule

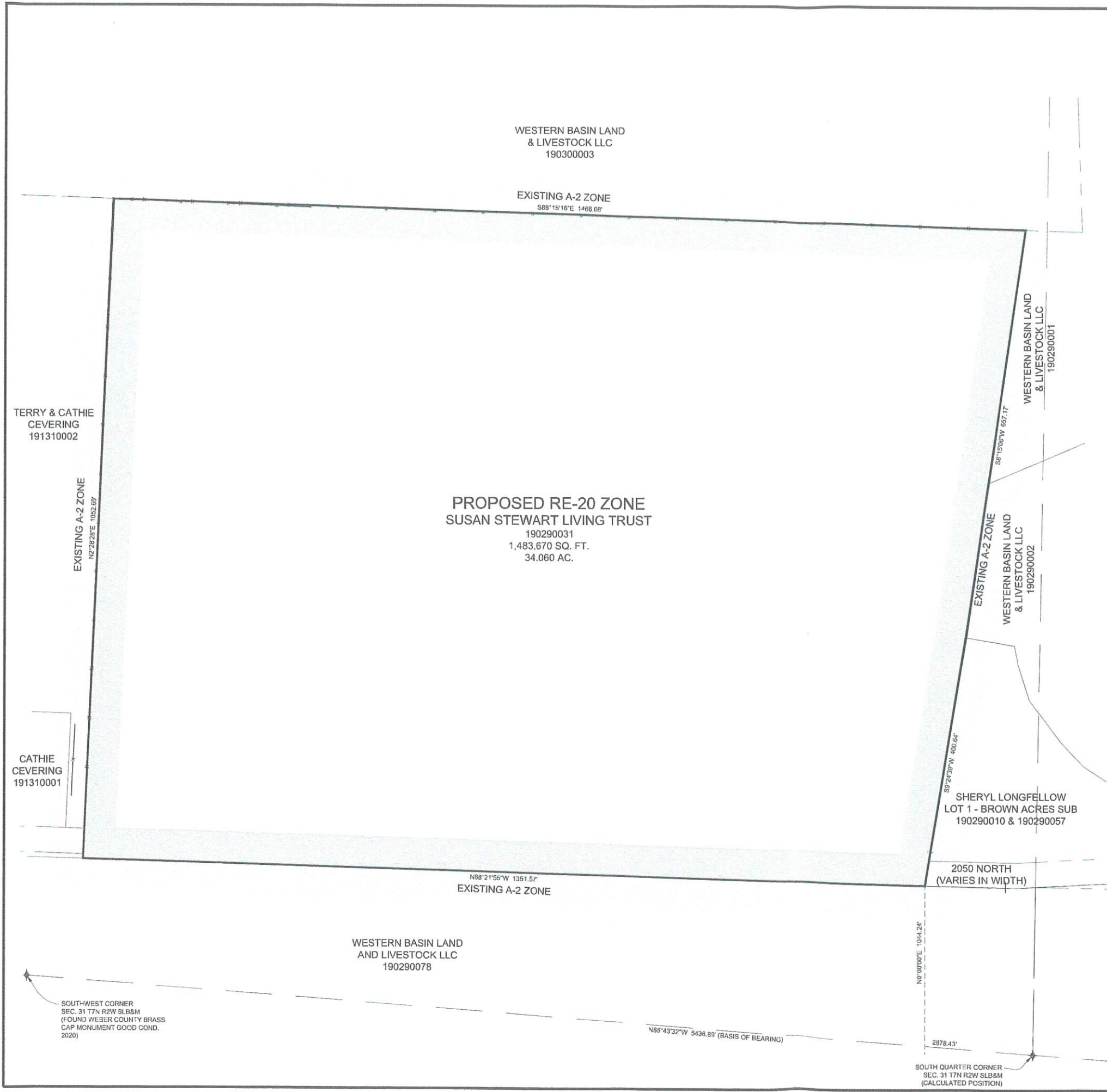
The subdivision will be developed in phases over several years. Preliminary engineering and plat design will begin following zoning approval, the first phase anticipated for construction within the next planning cycle.

Thank you for your time and consideration,

Carson E. Jones

SECTION 31, T.7N.,R.2W., S.L.B.&M.
IN PLAIN CITY
TAXING UNIT: 445
SCALE 1" = 400'





PROPOSED RE-20 ZONE BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE CENTER OF EXISTING ROAD 2050 NORTH, SAID POINT BEING LOCATED NORTH 85°43'32" WEST 2878.43 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND NORTH 00°00'00" 104.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31; RUNNING THENCE ALONG THE CENTER OF SAID ROAD NORTH 88°21'55" WEST 1351.57 FEET; TO A POINT AT THE EXTENSION OF THE EAST LINE OF THE ROPER ALLEY ESTATE SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE AND ITS EXTENSION NORTH 02°28'28" EAST 1052.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88°15'16" EAST 1466.08 FEET; THENCE SOUTH 08°15'06" WEST 657.17 FEET TO A POINT ON THE WEST SUBDIVISION LINE OF BROWN ACRES SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE AND ITS EXTENSION SOUTH 09°24'36" WEST 400.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1,483.670 SQUARE FEET OR 34.060 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ZONE PARCEL NO. 190290031 FROM THE CURRENT A-2 ZONE TO THE RE-20 ZONE. THE SURVEY WAS ORDERED BY CARSON JONES, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 85°43'32" WEST, WEBER COUNTY, UTAH NORTH NAD 83 STATE PLANE GRID BEARING.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2025.



OWNER'S AFFIDAVIT

I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE RE-ZONED INTO RE-20 ZONE OF FARR WEST CITY,

SIGNED THIS _____ DAY OF _____, 2025.

BY: _____

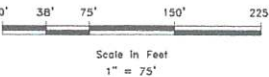
VICINITY MAP
NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PROPOSED ZONE
- EXISTING ZONE

SOUTHEAST CORNER
SEC. 31 T7N R2W SLB&M
(FOUND WEBER COUNTY
BRASS CAP MONUMENT 2021
GOOD CONDITION)



REVISIONS		SCALE	DATE	DESIGN	DRAWN	CHECKED
DATE	DESCRIPTION	1" = 75'	01/03/2019		KHW	KHW

DWG. - SURVEY - 2050 NORTH, RANGE 2 WEST, S.L.B. AND M. TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M. TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

PROPERTY SURVEY FOR CARSON JONES

+/- 5560 WEST 2050 NORTH, PLAIN CITY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,

TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER
ENGINEERING

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

1630 W 2100 S, WEST HAVEN UT 84401
P 801.476.0202 F 801.476.0066



S1

1

Zoning Overlay Application

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

Amenities _____

Location of Property 2183 N 4650 W

Land Serial Number(s) 190330052

Request from Zone RE-15, RE-20 to Zone R1-11-SHO

FEE: \$500.00 Date paid 11-5-25 Receipt # 2038690

*Property Owner John Dixon

Phone 8019400232 Fax _____ Email _____

Mailing Address 2183 N 4650 W Plain City, UT Zip 84404

Developer/Agent Properties for Hope, LLC and Grow Development, LLC

Phone 8608369743 Fax _____ Email brian@propertiesforhope.com

Mailing Address 1366 N 1250 E Lehi, UT Zip 84043

LEGAL DESCRIPTION: Please Attach

TOTAL AREA – Acres or Square Feet: 2.5 acres

At the time of submittal of application, please attach a letter addressing the following:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
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 - 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

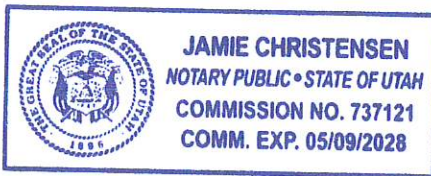
STATE OF UTAH)
) ss
 COUNTY OF WEBER)

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

John E. Dixon
 (Property Owner)

 (Property Owner)

Subscribed and sworn to me this 5 day of November, 20 25.



Jamie Christensen
 (Notary)
 Residing in Weber County, Utah

My commission expires: 05/09/2028

AGENT AUTHORIZATION

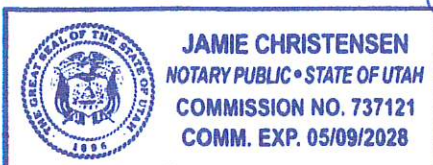
I (we), John ELLIS Dixon, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brian Bingham to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
 Properties for Hope, LLC and Grow Development, LLC
 (Agent)

John E. Dixon
 (Property Owner)

 (Property Owner)

Dated this 5 day of November, 20 25, personally appeared before me John Ellis Dixon, Brian Bingham the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Jamie Christensen
 (Notary)
 Residing in Weber County, Utah

My commission expires: 05/09/2028

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
 COUNTY OF WEBER)

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Donnie J Harris II 

(Property Owner)

 (Property Owner)

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

 (Notary)

Residing in Weber County, Utah

My commission expires: _____

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Properties for Hope LLC and Green Weber County, LLC 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.

Donnie J Harris II 

(Property Owner)

Eric Peterson

(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: _____

Zoning Overlay Application

Circle One: Mixed Use Overlay	<u>Senior Overlay</u>	Residential Overlay with Public
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Amenities _____

Location of Property 2131 N 4650 WLand Serial Number(s) 190330048, 190330005, 190330004, 190330040Request from Zone RE-15, RE-20 to Zone R1-11-SHO**FEE: \$500.00** **Date paid** _____ **Receipt #** _____*Property Owner Donnie J Harris II

Phone _____ Fax _____ Email _____

Mailing Address _____ Zip _____

Developer/Agent Properties for Hope, LLC and Grow Development, LLCPhone 860-836-9743 Fax _____ Email brian@propertiesforhope.comMailing Address 1366 N 1250 E Lehi, UT, 84043 Zip _____**LEGAL DESCRIPTION: Please Attach**TOTAL AREA – Acres or Square Feet: 2.5 acres

At the time of submittal of application, please attach a letter addressing the following:

1. Summarization of:
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 - transportation impacts
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 - 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)**

CALIFORNIA ACKNOWLEDGEMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Alameda**

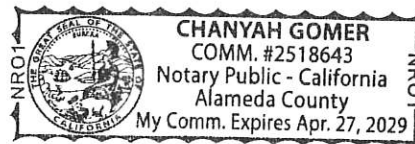
On NOVEMBER 6TH, 2025 before me, **CHANYAH GOMER**, Notary Public, personally appeared, DONNIE JAY HARRIS IF _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature: **CHANYAH GOMER**



Seal

Title of Document: ZONING OVERLAY APPLICATION

Total Number of Pages including Attachment: 2

Notary Commission Expiration Date: APRIL 27TH, 2029

Notary Commission Number: 2518643

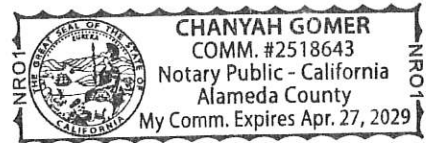
CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Alameda**

Subscribed and sworn to (or *affirmed*) before me on the 6TH day of NOV., 2025
by DONNIE JAY HARRIS II, proved to
me on the basis of satisfactory evidence to be the person(s) who appeared before me.


Signature: **CHANYAH GOMER**



Seal

Title of Document: ZONING OVERLAY APPLICATION

Total Number of Pages including Attachment: 2

Notary Commission Expiration Date: **APRIL 27TH, 2029**

Notary Commission Number: 2518643

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
 COUNTY OF WEBER)

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

 (Property Owner)

 (Property Owner)

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

 (Notary)
 Residing in Weber County, Utah

My commission expires: _____

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Proprietor for Hogle, LLC and Brian Der LLC 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)

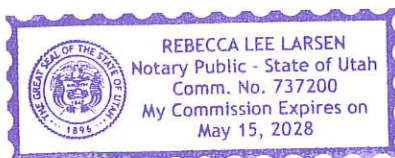
[Signature]
 (Agent)

 (Property Owner)

Dated this 7th day of November, 2025, personally appeared before me Brian Bingham, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Rebecca Lee Larsen
 (Notary) Utah County
 Residing in Weber County, Utah

My commission expires: May 15, 2028





11/5/2025

Plain City Staff, Planning Commission and City Council,

Our group, Grow Development & Properties for Hope are eager for the opportunity to apply and develop the currently underutilized property at the corner of 2150 North and 4650 West in Plain City. Our desire is to transform the property into a beautiful residential neighborhood tailored for a senior living experience by providing residents with a diversification of attached and detached homes. This development will utilize the Senior Overlay designation. Our hope is to gain your support and approvals to move forward in starting construction in 2026 and having residents living in the community by 2027. Thank you very much for your efforts and review of this community and the opportunity to build in your City.

Sincerely,

Grow Development - Properties for Hope

Current Plain City General Plan classification and zoning classification

Currently, the parcels listed in Table 1 below are zoned RE-15 and RE-20. 2131 N and 2149 N have a single family home on approximately 0.5 acres with a former horse pasture to the west and north that is approximately 2 acres in size. These parcels, when considered together, represent residential low-density housing as described in the current Plain City General plan. The home on 2131 N is currently being used as a primary residence + ADU comprising 2 rental units, one is the primary structure and the other in an ADU above the garage. The field to the west is fenced but has been left fallow and in disuse. The parcel at address 2183 N is an unimproved 1.13 acre lot that is currently being used by the owner to park old trucking equipment from his previous business.

Requested change to the General Plan classification and zoning classification

Through this application we are requesting a zoning classification change to R1-11-SHO to allow for the development of a senior-living subdivision. The land will continue to be classified as residential, according to the General Plan.

Reason for the requested change:

This change in zoning addresses concerns and goals outlined in the General Plan. Specifically, the development of this subdivision will



- Encourage a mix of lot sizes and housing types in residential zones so that moderate income housing is properly integrated and not concentrated in one development or area. (pg 17)
- Encourage life-cycle housing that provides different housing options to allow people to live and grow in the same community. (pg 18)
- Address the following Residential goals in the the General Plan: (pg 6)
 - Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.
 - New development maintains and/or enhances community identity while remaining compatible with existing neighborhoods.
 - Provide housing that is well maintained, varied in cost and mixed density and is located in safe, stable and revitalized neighborhoods throughout the City.
- Serve a population that is lacking in the community. According to the general plan, people 55+ represent less than 10% of the Plain City population. One reason for this may be the lack of senior-focused housing and community opportunities in Plain City. As noted in the general plan, the Senior Housing Overlay "...Provides the means for housing that is affordable and is designed for seniors, recognizing their unique lifestyles and needs, by allowing higher densities and a mix of uses. (pg 18)

What is the estimated development schedule?

Stage	Est Date
Rezone and Entitlements Complete	Spring 2026
Land Development	Spring 2026 - Summer 2026
Finished Lots Delivered	Summer 2026
Home Construction	Fall 2026 - Winter 2026
First Residents	Spring 2027
Project Completion & Build Out	Summer 2028

Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

See attached file

EXHIBIT "A"
Property Description

Order No.: 25-27208-SDF
Parcel Number: 19-033-0048, , ,
Property Address: 2131 North 4650 West, and, Plain City, UT 84404

PROPERTY DESCRIPTION:

Property 1:
Parcel 1:

Parcel Tax #: 19-033-0048

PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1601.8 FEET NORTH 0°31' EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 87°57' EAST 282.6 FEET THENCE NORTH 5°48' EAST ALONG THE CENTER LINE OF STREET 143 FEET, THENCE NORTH 88°16' WEST 230 FEET THENCE NORTH 5°48' EAST 90 FEET THENCE NORTH 88°16' WEST 386.7 FEET THENCE SOUTH 5°59' WEST TO THE SOUTHERLY CORPORATE LIMITS LINE OF PLAIN CITY, THENCE NORTHEASTERLY ALONG SAID CORPORATE LIMITS LINE TO APOINT NORTH 87°07' WEST AND NORTH 5°07' EAST ALONG THE WESTERLY CORPORATE LIMITS LINE OF PLAIN CITY FROM THE POINT OF BEGINNING, THENCE SOUTH 5°07' WEST ALONG SAID CORPORATE LIMITS LINE TO APOINT NORTH 87°07' WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 87°07' EAST TO BEGINNING. EXCEPTING FROM SAID TRACT OF LAND THAT PORTION THEREOF OWNED AND OCCUPIED BY HORACE A KNIGHT ON THE WEST AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO RULON JENKINS ON THE SOUTH.

Parcel 2:

Parcel Tax #: 19-033-0040

Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 7 North, Range 2 West, Salt Lake Base and Meridian: Beginning at the Southeast corner of said Southwest Quarter Section; running thence West 1320 feet along the Section line; thence North 1634.5 feet, more or less, to the Northerly line of land conveyed to Bank of Utah by Deed recorded in Book 633, Page 363, Weber County Records; thence South 89°17' East 1137.7 feet; thence North 15°03' West 390 feet, more or less, to the Southerly line of the County Road known as 2150 North Street; running thence South 5°59' West 161.0 feet to the point of beginning; thence South

88°16' East 60.35 feet; thence South 15°03' East 134.69 feet to the Southerly corporate limits of Plain City Town; thence South 82°08' West 120 feet, more or less, along said corporate limits line; thence North 5°59' East 139 feet to the place of beginning.

Parcel 3:

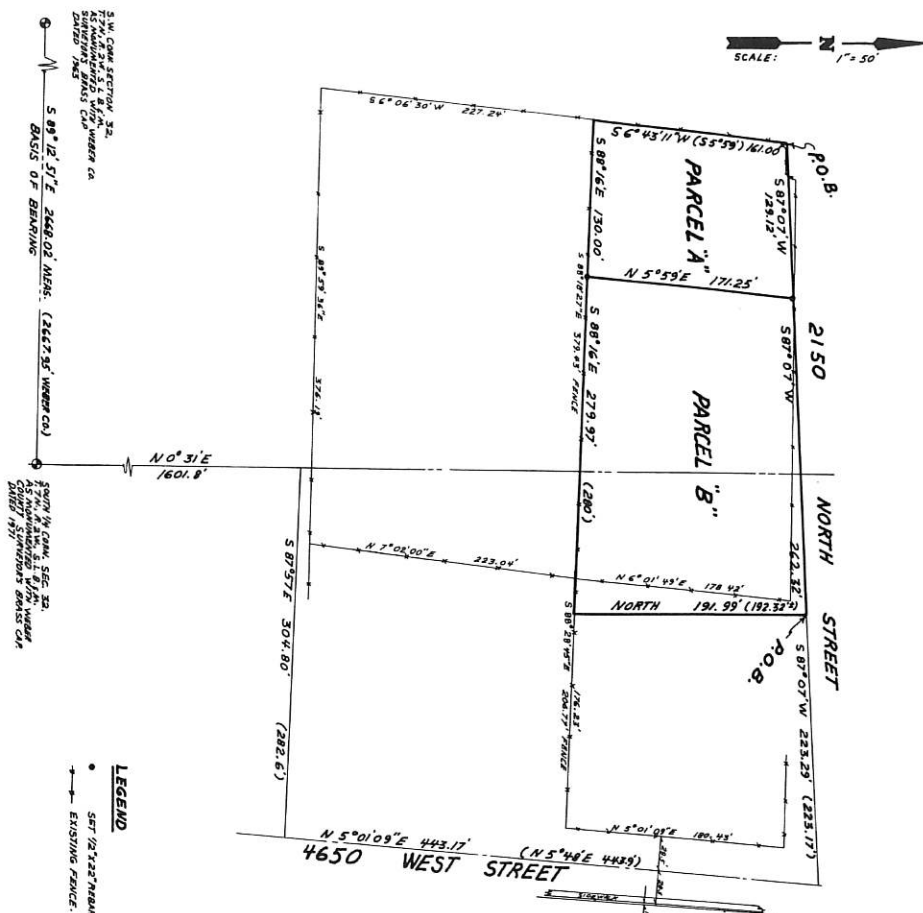
Parcel Tax #: 19-033-0004

A part of the Southwest Quarter of Section 32, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point West 1320 feet North 1634.5 feet, more or less, to the Northerly line of land defined by Warranty Deed recorded in Book 633, Page 363, and South 89°17' East 1137.7 feet from the Southeast corner of said Quarter Section, and running thence North 15°03' West to the corporate limits line of Plain City; thence Southwesterly along said corporate limits line to a point North 5°59' East and North 89°17' West from the beginning; thence South 5°59' West to a point North 89°17' West from the point of beginning; thence South 89°17' East to the point of beginning.

Parcel 4:

Parcel Tax #: 19-033-0005

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 1601.8 FEET NORTH 0°31' EAST AND NORTH 87°07' WEST 329.5 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 87°07' EAST TO THE WESTERLY CORPORATE LIMITS LINE OF PLAIN CITY, THENCE NORTH 5°07' EAST 115 FEET MORE OR LESS THENCE SOUTH 89°33' WEST ALONG SAID CORPORATE LIMITS LINE 194 FEET, THENCE SOUTH 82°08' WEST ALONG SAID CORPORATE LIMITS LINE TO A POINT NORTH 5°59' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 5°59' WEST TO POINT OF BEGINNING. EXCEPTING FROM SAID TRACT OF LAND THAT PORTION THEREOF OWNED AND OCCUPIED BY HORACE A KNIGHT ON THE WEST AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO RULON JENKINS ON THE SOUTH.



LEGAL DESCRIPTION

[illegible]NARRATIVE[illegible]

SURVEYOR'S CERTIFICATE

I, CHESTER L. NELSON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4243 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND AND FROM RECORDS OF THE HENRI COUNTY RECORDERS OFFICE AND AS SHOWN PER THIS PLAT OF THE ABOVE DESCRIBED PROPERTY.

2-24-88
DATE

SIGNED Charles J. Miller



LEGEND

- SET 1/2"x22" REBAR WITH 4.5 M. 4263 CAA
— — — EXISTING FENCE.

RECEIVED

107-108

Weber County Survey

SURVEY LOCATION:
NELSON SURVEYING & ENGINEERING
1500 N. 9900 W.
OGEEN, UTAH 84401
(801) 791-1131

CLIENT: JERRY FALLS
FAN COLLIN QUINLAN TAYLOR

SURVEY LOCATION:
SOUTHEAST 1/4 SECTION 35
QUINLAN TAYLOR TRACT
TOWNSHIP 7 NORTH, RANGE 4 WEST

SURVEY DATE: 2-2-08

TAB No.: A-87-29

000097

260000

PLAIN CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATION

APPLICANT'S NAME Properties for Hope, LLC DATE SUBMITTED _____

ADDRESS 1366 N 1250 E Lehi STATE UT ZIP 84043

PHONE NO 8608369743 EMAIL brian@propertiesforhope.com

ADDRESS OF SITE BEING CONSIDERED: 2183 N 4650 W Plain City, UT

190330052

TAX ID NUMBER OF PARCELS BEING CONSIDERED: _____

FEE: \$200.00 Date Paid 11-5-25 Receipt No. 2038690

Application is hereby made to the Planning Commission requesting that the following land use Residential Senior Housing

be approved as a "Conditional Use" on 0.5 acres in zone R1-11-SHO

Sq. ft or acres

in accordance with the attached site plan.

Please Complete the Following:

1. Please state in detail what is intended to be done on or with the property. Include a site plan as required in the Plain City Ordinance.

See attached document

2. Explain fully how this application of land use will satisfy each of the following conditions:

- (a) Why is this use at this particular location necessary or desirable to provide a service of facility which will contribute to the general well-being of the neighborhood or community?

See attached

- (b) How will the proposed use promote the general welfare of persons and property in the vicinity?

See attached

- (c) How will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, and landscaping?

See attached

- (d) How does the proposed use conform to the goals, policies, governing Principles and projected land use of the General Plan?

See attached

List the names and addresses of all property owners located within 500 feet of any point of the affected property. Attach additional sheet if necessary. The City will send out letters to the landowners informing them of this project.

Name

Address

See attached

Date

Signature of Applicant

I authorize Prosperitas for Hope^{LLC} and Grow Development, LLC to act as my agent in all matters relating to this application.

John E. Dizon
Owner of Property

FOR OFFICE USE

Approved/Denied

Date _____

Permit #: _____

Conditions:

PLAIN CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATION

APPLICANT'S NAME Properties for Hope, LLC DATE SUBMITTED _____

ADDRESS 1366 N 1250 E Lehi STATE UT ZIP 84043

PHONE NO 8608369743 EMAIL brian@propertiesforhope.com

ADDRESS OF SITE BEING CONSIDERED: 2131 N 4650 W Plain City

TAX ID NUMBER OF PARCELS BEING CONSIDERED: 190330048, 190330005, 190330004, 190330040

FEE: \$200.00 Date Paid _____ Receipt No. _____

Application is hereby made to the Planning Commission requesting that the following land use Residential Senior Housing be approved as a "Conditional Use" on 2.5 acres in zone R1-11-SHO in accordance with the attached site plan.

Sq. ft or acres

Please Complete the Following:

1. Please state in detail what is intended to be done on or with the property. Include a site plan as required in the Plain City Ordinance.

See attached document

2. Explain fully how this application of land use will satisfy each of the following conditions:

- (a) Why is this use at this particular location necessary or desirable to provide a service of facility which will contribute to the general well-being of the neighborhood or community?

See attached

- (b) How will the proposed use promote the general welfare of persons and property in the vicinity?

See attached

- (c) How will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, and landscaping?

See attached

- (d) How does the proposed use conform to the goals, policies, governing Principles and projected land use of the General Plan?

See attached

List the names and addresses of all property owners located within 500 feet of any point of the affected property. Attach additional sheet if necessary. The City will send out letters to the landowners informing them of this project.

Name

Address

See attached

Date

Signature of Applicant

I authorize Properties for Hope, LLC and Grow Development, LLC to act as my agent in all matters relating to this application.

Owner of Property

FOR OFFICE USE

Approved/Denied Date _____ Permit #: _____

Conditions:



1. Please state in detail what is intended to be done on or with the property. Include a site plan as required in the Plain City Ordinance.

Current Land Use: Currently, the parcels listed in Table 1 below are zoned RE-15 and RE-20. 2131 N and 2149 N have a single-family home on approximately 0.5 acres with a former horse pasture to the west and north that is approximately 2 acres in size. The home is currently being used as a primary residence + ADU with 2 rental units, one is the primary structure and the other in an ADU above the garage. The field to the west is fenced but has been left fallow and in disuse. The parcel at address 2183 N is an unimproved 1.13 acre lot that is currently being used by the owner to park old trucking equipment from his previous business.

Table 1: Property addresses and parcel numbers that will be purchased, rezoned, and entitled to form Kelly's Cove Subdivision

Address	Parcel numbers
2131 N 4560 W	190330048, 190330005, 190330004
2149 N 4650 W	190330040
2183 N 4560 W	190330052 (western most ½ acre)

Land size: The new subdivision will be composed of 3 acres. It includes all of the parcels associated with the 2131 N and 2149 N addresses amounting to 2.5 acres and the western most 0.5 acres of the 190330052 parcel associated with 2183 N..

Proposed Land Use: The new subdivision will be rezoned to the R1-11-SHO (senior housing overlay) and subdivided into 18 lots, consistent with the maximum density limits of the R1-11-SHO which allows for 6 units per acre. 18 single OR 9 twin homes will be built on the 18 lots. A private drive will be built from 2150 N st and will extend south through what is now parcel 190330052, into the existing field at which point it will create a "T" intersection with a private drive extending east and west within the subdivision. The existing house and driveway on 2131 N 4650 W will be demolished and new units will be built in place and connected to the new water and sewer lines. Consistent with the R1-11-SHO, there will be a minimum of 15% greenspace. Water, sewer, storm, and power lines will be buried under the private drive and will connect to public infrastructure running on 2150 N st.

2. Explain fully how this application of land use will satisfy each of the following conditions:

- *Why is this use at this particular location necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community?*
This location is currently under-utilized with respect to the surrounding neighborhood. 2



acres of the location is an abandoned pasture that has been left fallow. An additional ½ acre is currently being used to park derelict trucks and mounds of topsoil. The development of this location will bring in well-manicured, new homes that will increase the desirability and diversity of the neighborhood.

- *How will the proposed use promote the general welfare of persons and property in the vicinity?* The proposed Senior Housing subdivision will allow elderly Plain City citizens a supportive neighborhood to associate and commune with each other. It will also provide much needed housing for residents of Plain City to live near elderly family members who otherwise would be forced to either live far away from them or in homes that are not conducive to their stage in life.
- *How will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, and landscaping?* As mentioned above, the current undeveloped land is surrounded by residential property. The proposed use will make this land more aligned with the surrounding uses. The building design and landscaping will align with the requirements of the Senior Housing Overlay and, as such, will be a meaningful addition to the feel of the neighborhood. A private lane and dedicated overflow parking will be developed to ensure effective access and traffic flow. As the subdivision is relatively small and the intended population makes fewer daily trips than the general population, we do not anticipate that this subdivision will meaningfully impact traffic flow.
- *How does the proposed use conform to the goals, policies, governing principles and projected land use of the General Plan?* This change in zoning addresses concerns and goals outlined in the General Plan. Specifically, the development of this subdivision will
 - Encourage a mix of lot sizes and housing types in residential and commercial zones so that moderate income housing is properly integrated and not concentrated in one development or area. (pg 17)
 - Encourage life-cycle housing that provides different housing options to allow people to live and grow in the same community. (pg 18)
 - Address the following Residential goals in the the General Plan: (pg 6)
 - Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.
 - New development that maintains and/or enhances community identity while remaining compatible with existing neighborhoods.
 - Provide housing that is well maintained, varied in cost and mixed density and is located in safe, stable and revitalized neighborhoods throughout the City.



- Serve a population that is lacking in the community. According to the general plan, people 55+ represent less than 10% of the Plain City population. One reason for this may be the lack of senior-focused housing and community opportunities in Plain City. As noted in the general plan, the Senior Housing Overlay "...Provides the means for housing that is affordable and is designed for seniors, recognizing their unique lifestyles and needs, by allowing higher densities and a mix of uses. (pg 18)



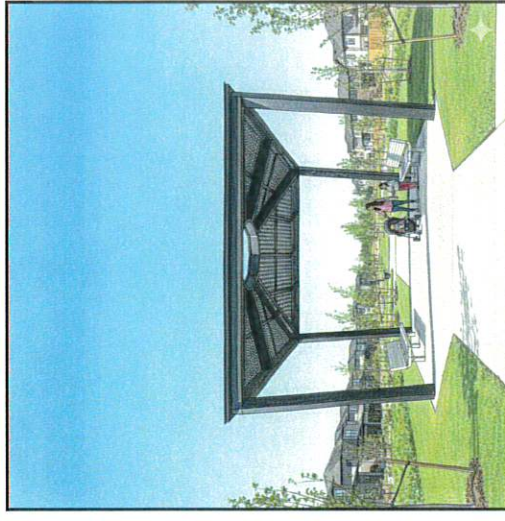
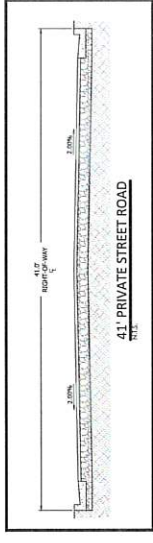


Site Data

PROPERTY:	132.775 SF/2.5AC
BUILDING:	X
IMPROVEMENT:	X
LANDSCAPE:	X
PARKING:	2 CAR GARAGE/2 CAR DRIVEWAYS
	78 PROVIDED

Zone & Lot Requirements


ZONING:	SENIOR OVERLAY
LAND USE:	RESIDENTIAL
BUILDING HEIGHT:	35'
FRONT YARD:	20'
REAR YARD:	30'
INT. SIDE YARD:	10'
FRONT LANDSCAPE:	N/A
REAR LANDSCAPE:	N/A
REAR LANDSCAPE:	N/A





Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: December 3, 2025

Subject: Jan and Tracy Subdivision, Plan Review

We have reviewed the submitted plans for the proposed Jan and Tracy Subdivision in Plain City and have the following comments:


1. Plain City Ordinances require lot numbers to be consecutive. The plat should identify the proposed parcels as Lot 1 and Lot 2.
2. The address of Lot 1 should be revised from 2016 North to 2010 North.

I recommend engineering approval of the Jan and Tracy Subdivision. If you have any questions or require additional information, feel free to call.

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

Name of Proposed Subdivision: Jan and Tracy Subdivision
 Address 3590 W. 1975 N. Plain City
 County Tax Parcel Number: 19-035-0074 / 19-035-0073
 Current Zoning of Property: Residential

*Engineering - 400.00
 Subdivision Filing - 300.00*

 PLAIN CITY
THIS BOX IS FOR OFFICIAL USE ONLY:
Date Received: <u>11-6-25</u>
Receipt #: <u>2038691</u>
Amount Paid: <u>700.00</u>

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

<p align="center">Applicant Information</p> <p>Name: <u>Jan Wilson</u> Phone: <u>901-540-7715</u> Email: <u>janwilson23@hotmail.com</u></p>	<p align="center">Property Owner #1 Information</p> <p>Name: <u>Tracy Wilson</u> Phone: <u>901-725-2723</u> Email: <u>j2t2wilson@live.com</u></p>
<p align="center">Property Owner #2 Information (If Applicable)</p> <p>Name: <u>Jan Wilson</u> Phone: <u>901-540-7715</u> Email: <u>janwilson23@hotmail.com</u></p>	<p align="center">Name of Intended Escrow Holder</p> <p>Name: _____ Phone: _____ Email: _____</p>

Surveyor's Name <u>Klint Whitney</u> Email <u>klint@gecivil.com</u> Phone# <u>901-458-3820</u> Engineer's Name <u>Klint Whitney</u> Email _____ Phone# _____

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

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

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

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

PLAIN CITY
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE

A. SERVICE (REVIEW) FEES

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

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

11/6/2025
Date


Signature

B. USER FEES:

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

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

APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Jan and Tracy Subdivision

County Tax Parcel Number of Property to Be Subdivided: 19-035-0073 / 19-035-0074

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

Signed:

Jan Wilson
Applicant/Agent

Nov 6, 2025
Date

Subscribed and sworn to before me:

Diane W Hirschi
Notary Public

Nov 6, 2025
Date

Notary Seal:



PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Jan and Tracy

County Tax Parcel Number of Property to Be Subdivided: _____

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

Signed:

Tracy Wilson
Property Owner #1

Nov. 6, 2025
Date

Jan Wilson
Property Owner #2 (if applicable)

Nov. 6, 2025
Date

Property Owner #3 (if applicable)

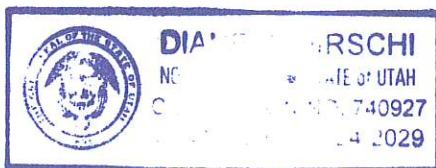
Date

Subscribed and sworn to before me:

Diane W Hirschi
Notary Public

Nov 6, 2025
Date

Notary Seal:



PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
NOVEMBER 18, 2021

The City Council of Plain City convened in a regular meeting at City Hall on Thursday, November 18, 2021 also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Buddy Sadler, Don Weston and Todd Skeen
Present via Zoom: Councilmember Rachael Beal
Staff: Diane Hirschi, Dan Schuler, Melissa Miller
Present: Lorin Child, Lance Trease, Jake Jones, Jeff Hales
Also Present via Zoom: Brandon Richards, Debby Robinson

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

Approval of Minutes from November 4, 2021

Councilmember Sadler moved to approve the minutes from the meetings on November 4 and November 15, 2021 as presented. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Comments: Public
None offered.

Report from Planning Commission
No report.

Discussion/Motion: Award O Tech Scholarship Application

The Mayor and Council presented Lance Trease, a Plain City resident, with a \$2,000 scholarship from Ogden Weber Technical College.

Discussion: Thomas Property

Jeff Hales reported that he is representing Duane and Barbara Thomas who live on the corner of 1975 N and 3600 W. They own a 1.2-acre parcel on the corner. Plain City is looking to acquire some of the property for the 3600 W Road widening and construction project. It was noted that it is located in a RE-20 zone and is master planned for the 18.5 density. The owners are wanting to have the option to divide their property in half. The problem is that even if it were rezoned to RE-18.5 they are about 200 square feet shy of the 18,500 square foot requirement. Jeff is proposing that the owners will sign the acquisition for the road project if there is a way to guarantee that the land can be divided in half in the future. Brandon Richards, legal counsel, advised the council they have to follow their own ordinances. The rezone would have to be applied for and actually see how the property numbers come in. If the numbers don't meet the standard, a variance could be applied for. Jeff thanked Brandon and the council for the discussion.

Discussion/Motion: Final Approval of Phase 1 of Diamond E Subdivision – approx. 3200 W 2600 N

It was noted that there is a new plan showing a trail. Councilmember Beal still thinks the stubbed road is optimal but is concerned that it is going nowhere. Councilmember Sadler noted that this developer owns both pieces and should be able to make the stub road go somewhere. Jake Jones noted that he cannot commit for the JDC Ranch property. It was noted that if the stub road goes in, the houses on the stubbed road should have their driveways on the main drag. This is for snowplowing purposes. The council wants Nilson Homes to commit that the road will be incorporated to JDC Ranch project. **Councilmember Beal moved to table Final Approval of Phase 1 of Diamond E Subdivision. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Resolution – Accept Annexation Petition – Zanna Child Property

The Mayor noted that this will be the first property annexed on the west side of 5200 W. Councilmember Jenkins moved to approve Resolution #2021-11 accepting the petition of the Zanna Child property. Councilmember Weston seconded the motion. Councilmembers Jenkins, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Motion: Approval of Business Licenses

New

Wilson's Daycare	Melanie Wilson	2238 N 4275 W	home daycare
------------------	----------------	---------------	--------------

Councilmember Jenkins moved to approve the business license as presented. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Weston and Skeen voted aye. The motion carried.

6 November 2025

Dear Plain City Planning Commission:

The attached is an application for the Jan and Tracy Subdivision (this is the sub name you get when you don't tell them what you want it to be). The reason for this letter is to explain why the property was split into two pieces of land and why it has taken so long to apply for a subdivide.

When we originally purchased the property in April 2022 from the Thomas Family Trust. Jeff Hales was the realtor, and he mentioned that he had looked into making it a two lot subdivision (see the attached Plain City Council meeting November 18, 2021 agenda. The minutes from November 4, 2021 reflects that Jeff did go to the meeting to talk about the property) At the time we had no need to subdivide it but always planned it.

When building started booming on 3600 West, we were approached about putting in utilities on the back part of the lot. We were told it would be a good idea, so the new road wouldn't have to be dug up and patched. We decided to do it, but because all the utility companies wanted a separate land serial number and time seemed to be of the essences, we just split the property with a deed and figured we would apply for a subdivide when we needed to. The time I guess is now.

Please see attached application, other material needed for subdivision and the minutes from the November 2021 meeting. Please let me know if I need to get anything else.

Thank you!

A handwritten signature in black ink, appearing to read "Jan and Tracy Wilson", with a stylized, flowing script.

Jan and Tracy Wilson
2341 N 4500 W
Plain City, UT 84404
801-540-7715
801-725-2723

