



## Memorandum

**To:** Tammy Folkman, Land Use Specialist  
Plain City Corporation

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

**Date:** December 31, 2025

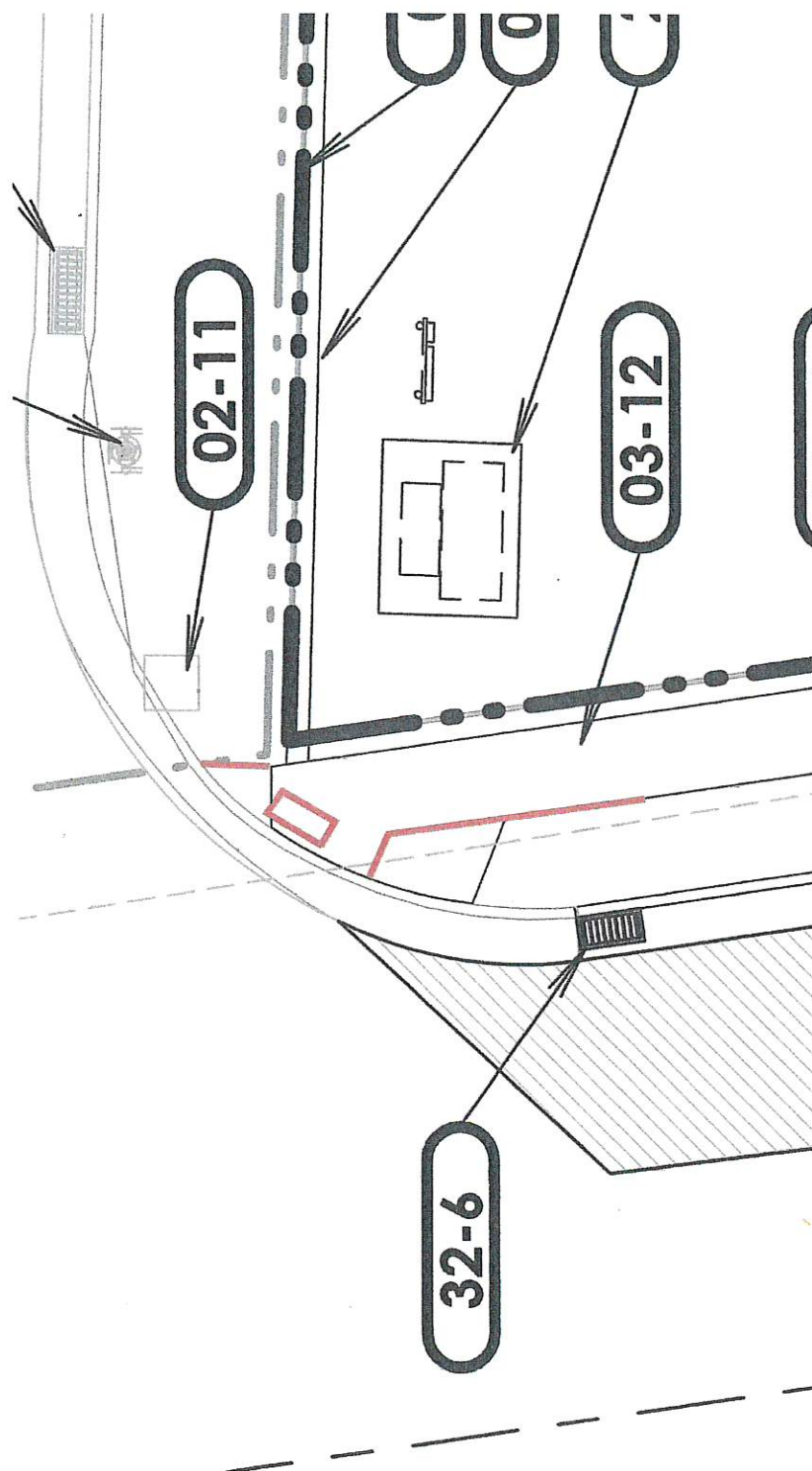
**Subject:** Farr West Utah Stake Building, Site Plan Review

We have reviewed the site plan for the proposed Farr West Utah Stake Building and have the following comments:

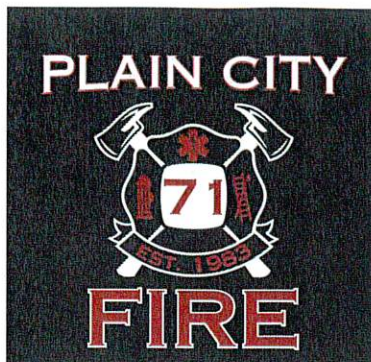
1. The plans show a 6-inch diameter sewer service lateral connected to an existing sewer main line in North Plain City Road. A 5-foot diameter pour-in-place manhole should be placed at this main line connection.
2. The pedestrian access ramp located at corner of 3650 West Street should be revised to a configuration that would allow foot traffic to more easily cross 3650 West as shown on the attached sketch.
3. The culinary and secondary water connections must be approved by the appropriate provider.
4. Before any construction work begins, the following must take place:
  - a. A SWPPP and NOI must be submitted to the Plain City Public Works Department for their review.
  - b. The Developer's Contractor must schedule a preconstruction meeting with the Plain City Public Works Department.
5. The address for the parcel of land being developed is 3691 West North Plain City Road
6. The City is in the process of planning for a street improvement project along North Plain City Road. We will evaluate the location of the right-of-way line along the frontage of this parcel to ensure it aligns with the planned improvements.

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









Chief: Dennis O Crezee  
Asst. Chief: Casey Christiansen

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

Re: Plain City 7 & Farr West LDS Meetinghouse

To whom it may concern:

I have reviewed the plans submitted for review for the construction of a the proposed construction of the Plain City 7th Latter-day Saints building in Plain City, Utah.

I have no concerns with the plans as submitted and approve of the submitted plans, Any changes to the plans should comply with adopted International Fire Code regulations and should be submitted for approval.

The proposed hydrant location is acceptable.

Dennis O Crezee  
Chief, Plain City Fire Department  
[plaincityfire@gmail.com](mailto:plaincityfire@gmail.com)  
Desk: 801-731-4908 Cell: 801-540-2365



## PLAIN CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATIONAPPLICANT'S NAME Mike Davey DATE SUBMITTED 12/2/2025ADDRESS 65 E Wadsworth Park Dr STATE UT ZIP 84020PHONE NO 801-631-9722 EMAIL Mike@bhdarchitects.comADDRESS OF SITE BEING CONSIDERED: 3650 West Plain City Road, Plain City, UTTAX ID NUMBER OF PARCELS BEING CONSIDERED: 190-240-084FEE: \$200.00 Date Paid 12-10-25 Receipt No. 2038749Application is hereby made to the Planning Commission requesting that the following land use Municipal, Schools, and Churchesbe approved as a "Conditional Use" on 8.72 acres in zone RE 20  
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.

The property will be developed with a new meetinghouse for The Church of Jesus Christ of Latter-day Saints, including a chapel, classrooms, offices, parking, and supporting site improvements. The site will be fully landscaped and improved with walkways, lighting, utilities, and access drives to support church services and community gatherings.

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?

This location provides a meetinghouse close to the residents it serves, reducing travel and supporting worship, youth programs, and community needs. The parcel size, access, and surrounding residential context make it an appropriate and beneficial community facility.

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

The meetinghouse enhances the community by offering a safe, well-maintained place for worship, gatherings, and youth activities. Its low-impact operations and high-quality design contribute positively to the safety, aesthetics, and stability of the neighborhood.

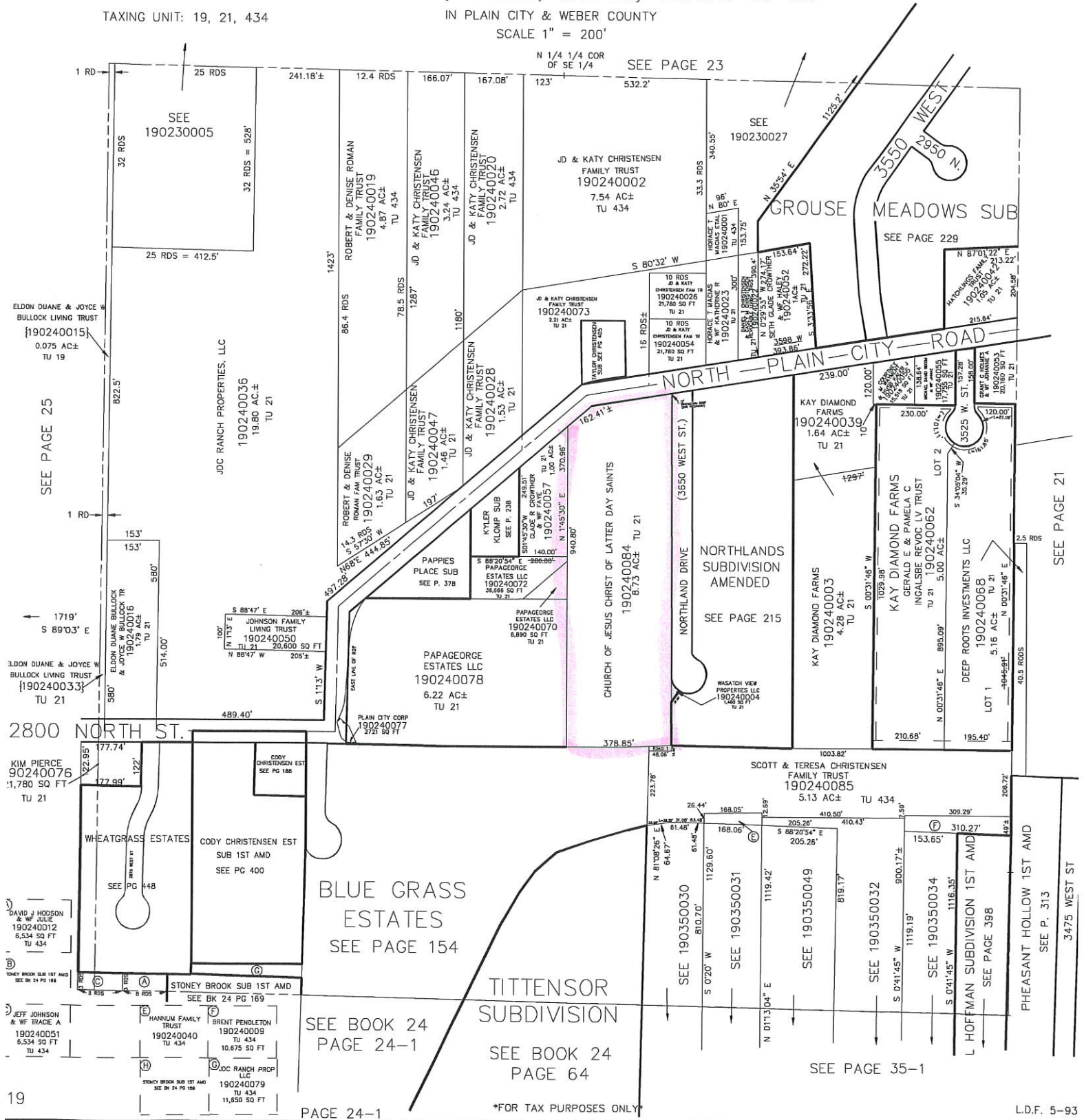


S.E. 1/4  
SECTION 28, T.7N., R.2W., S.L.B. & M.

TAXING UNIT: 19, 21, 434

IN PLAIN CITY & WEBER COUNTY

SCALE 1" = 200'





## SITE PLAN APPLICATION FOR PLAIN CITY

(New Construction)

What is being proposed New church building - Farr West stake center Zone RE20 Date Submitted \_\_\_\_\_

Address of Location 3650 West. Plain City Road

Contact Name Mike Davey Email: mike@bhdarchitects.com Ph 801-631-9722 Fax # \_\_\_\_\_

Company Name BHD Architects Address 65 E Wadsworth Park Dr Ste 205 Ph 801-571-0010 Fax# \_\_\_\_\_

Surveyor's Name Great Basin Survey Address 5746 South 1475 East Ogden, UT Ph 801-392-7544

Engineer's Name Daniel Canning Address 8610 S Sandy Parkway Suite 200 Ph 801-984-2843

### Mark the following if applicable:

Secondary Water Available? yes Type Pineview Water/Weber Box Elder Water Conservation District Ph 801-622-4355

Culinary Water Available? yes Type Bona Vista water Ph 801-621-0474

Sewer Connection Availbale? yes Contact Plain City

Septic System Appears Feasible? \_\_\_\_\_ Contact \_\_\_\_\_

Is Property in a Flood Hazard Area? No Flood Zone \_\_\_\_\_

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

Not Applicable


Describe history of parcel being submitted for a site plan, approximate dates and acreage of past land divisions:

Not Applicable

**The completed application and supporting documents need to be submitted at least 30 days prior to the Planning Commission Meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month.**

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

12/2/2025  
Date

  
Signature

Office Use Only  
Site Plan Fee: 200.00

Date Paid: 12-10-25

No. of copies: \_\_\_\_\_

# 2038749





Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
bhdarchitects.com

65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

Tue, 2 Dec 2025

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

Re: Plain City 7 Church Building Site Plan Application  
Attention: To Whom it May Concern

This project has not yet gone to bid and does not have a chosen contractor. When a contractor is chosen, a SWPPP can be provided at the earliest opportunity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Davey', is written over a horizontal line.

Mike Davey, Project Manager  
BHD Architects





Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
bhdarchitects.com

65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

Tue, 2 Dec 2025

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

Re: Plain City 7 Church Building Site Plan Application  
Attention: To Whom it May Concern

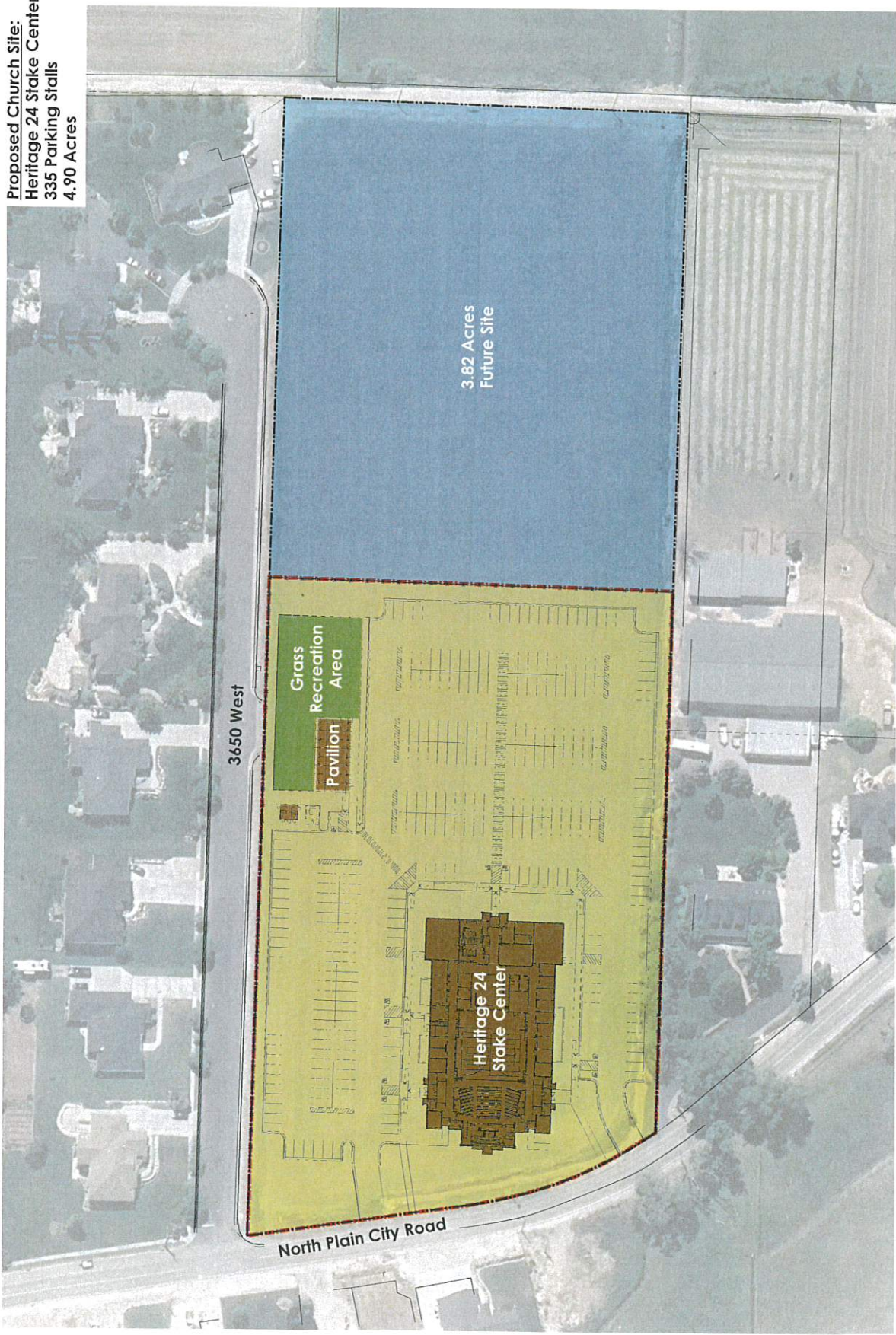
Will serve letters from Bona Vista Water and Pineview Water are in process while their offices create water models.  
Letters will be supplied as soon as available.

Sincerely,

  
\_\_\_\_\_  
Mike Davey, Project Manager  
BHD Architects



**Proposed Church Site:**  
**Heritage 24 Stake Center**  
**335 Parking Stalls**  
**4.90 Acres**



**1 Site Plan - 2026**  
 SCALE: 1" = 40'-0"

**ARCHITECTURAL**  
 800.371.0003  
 1514 West North Street  
 Suite 100  
 Salt Lake City, UT 84119

Preliminary -  
 Not For  
 Construction

THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS

Fair West UT Stake

Approx. 3700 West North Plain City Road at 3113th - 1150000000	100 #1 100 #2 100 #3 100 #4 100 #5 100 #6 100 #7 100 #8 100 #9 100 #10 100 #11 100 #12 100 #13 100 #14 100 #15 100 #16 100 #17 100 #18 100 #19 100 #20 100 #21 100 #22 100 #23 100 #24 100 #25 100 #26 100 #27 100 #28 100 #29 100 #30 100 #31 100 #32 100 #33 100 #34 100 #35 100 #36 100 #37 100 #38 100 #39 100 #40 100 #41 100 #42 100 #43 100 #44 100 #45 100 #46 100 #47 100 #48 100 #49 100 #50 100 #51 100 #52 100 #53 100 #54 100 #55 100 #56 100 #57 100 #58 100 #59 100 #60 100 #61 100 #62 100 #63 100 #64 100 #65 100 #66 100 #67 100 #68 100 #69 100 #70 100 #71 100 #72 100 #73 100 #74 100 #75 100 #76 100 #77 100 #78 100 #79 100 #80 100 #81 100 #82 100 #83 100 #84 100 #85 100 #86 100 #87 100 #88 100 #89 100 #90 100 #91 100 #92 100 #93 100 #94 100 #95 100 #96 100 #97 100 #98 100 #99 100 #100
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Site Plan - 2026

C100



**Proposed Church Site:**  
**Granger 300 Meetinghouse**  
**294 Parking Stalls**  
**3.82 Acres**  
**Heritage 24 Stake Center**  
**353 Parking Stalls**  
**4.90 Acres**



**Preliminary -  
Not For  
Construction**

JESUS CHRIST  
OF LATTER-DAY SAINTS

### Farr West UT Stake

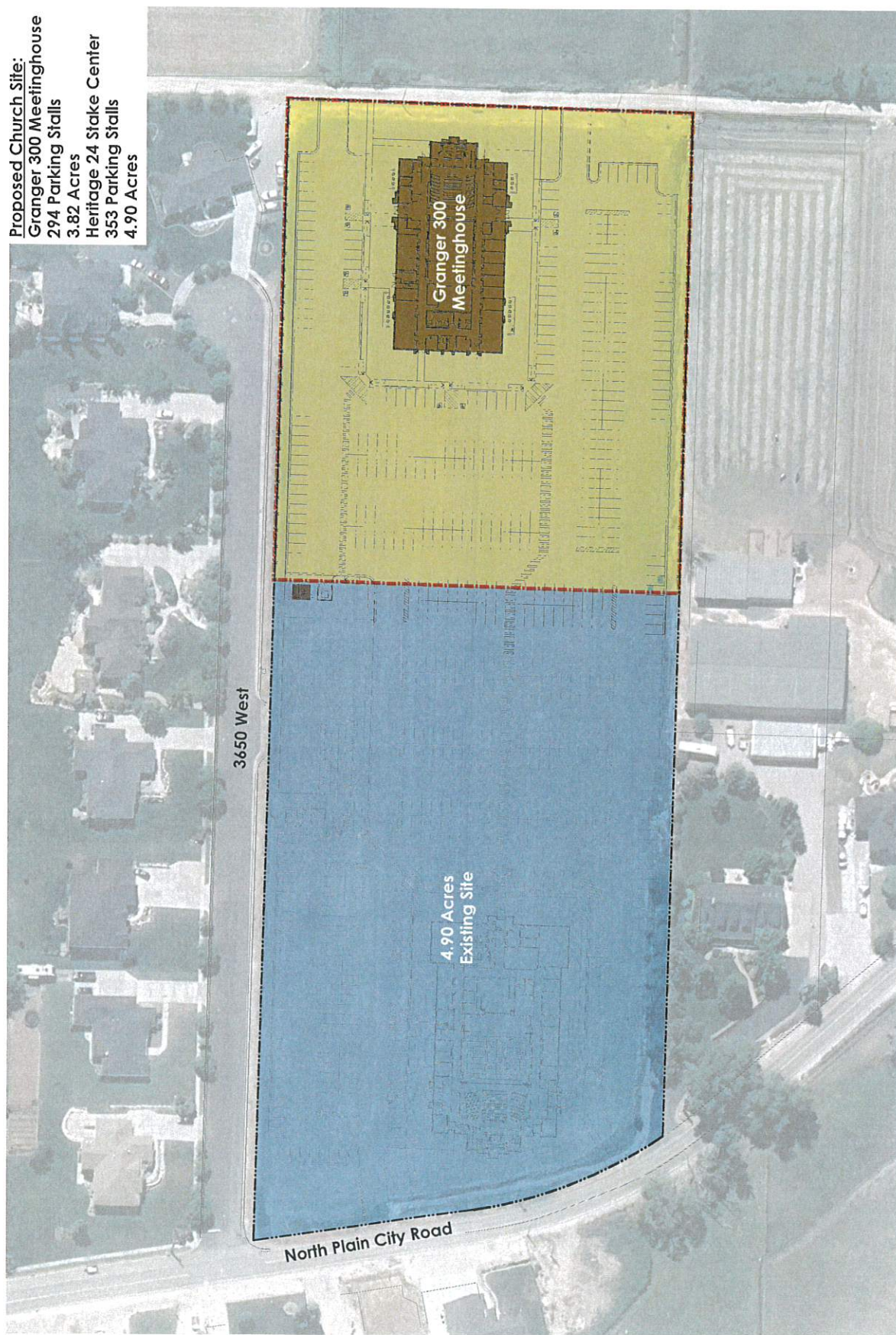
Approx. 3700 West North City Road, Fish City, Utah  
41.311388 - 112.068265

5	BHD #:	2503	County Parcel:	190240084	Plan Series:	Heritage 24	Owner #:	503-1933
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[illegible]

Site Plan

C101



Site Plan - Future



## Memorandum



**To:** Tammy Folkman, Land Use Specialist  
Plain City Corporation

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

A handwritten signature in black ink, appearing to read 'Brad C. Jensen', is written over the printed name.

**Date:** December 31, 2025

**Subject:** Ben Hale Dental Office, Site Plan Review

We have reviewed the site plan for the proposed Ben Hale Dental Office and have the following comments:

1. The proposed culinary and secondary water connections must be approved by the appropriate provider.
2. The site appears to be greater than 1 acre. Consequently, a SWPPP and NOI must be submitted to the Plain City Public Works Department for their review.
3. Before any construction work begins, the Developer's Contractor must schedule a preconstruction meeting with the Plain City Public Works Department.
4. The addresses for the parcel of land being developed are as follows:

2835 West 2600 North  
2825 West 2585 North

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



**11-2-17: REMAINDER PARCEL:**

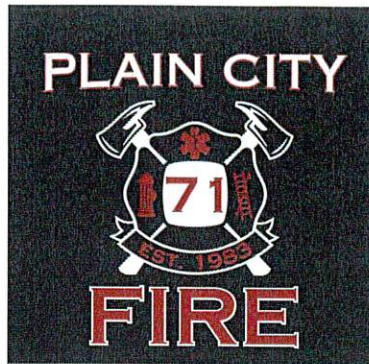
A remainder parcel may be allowed on a subdivision plat with the following conditions:

A. The remainder parcel will be identified on the subdivision plat with the designation of remainder parcel. A note will be placed on the plat with language that the remainder parcel is subject to the requirements in this section.

B. The remainder parcel will have sufficient area and frontage of the underlying zone to be developed as a future subdivision lot.

C. The remainder parcel is not eligible for any residential building until a subdivision lot is approved with the required infrastructure improvements. (Ord. 2017-07, 5-18-2017, eff. 5-19-2017)





Chief: Dennis O Crezee  
Asst. Chief: Casey Christiansen

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

Re: Ben Hales Dental Office  
2825 W 2600 N  
Plain City, Utah 84404

To whom it may concern:

I have reviewed the plans submitted for review for the construction of Ben Hales dental in Plain City, Utah.

I have no concerns with the plans as submitted and approve of the submitted plans, Any changes to the plans should comply with adopted International Fire Code regulations and should be submitted for approval.

The proposed hydrant location is acceptable.

Dennis O Crezee  
Chief, Plain City Fire Department  
[plaincityfire@gmail.com](mailto:plaincityfire@gmail.com)  
Desk: 801-731-4908 Cell: 801-540-2365



## SITE PLAN APPLICATION FOR PLAIN CITY

(New Construction)

What is being proposed New multi tenant commercial building Zone C2 Date Submitted 10/20/25

Address of Location 2825 West 2600 North, Plain City, Utah 84404. Parcel # 190360078

Contact Name Dr. Ben Hale Email: docbhale@gmail.com Ph \_\_\_\_\_ Fax # N/A

Company Name N/A Address \_\_\_\_\_ Ph \_\_\_\_\_ Fax# \_\_\_\_\_

Surveyor's Name Gardner Engineering Address 1580 W 2100 S St. West Haven Ph 801-476-0202

Engineer's Name Gardner Engineering Address 1580 W 2100 S St. West Haven Ph 801-476-0202

### Mark the following if applicable:

Secondary Water Available? Yes Type Mt. View Irrigation Ph 385-600-8707

Culinary Water Available? Yes Type Bona Vista Water Ph 801-621-0474

Sewer Connection Availbale? Yes Contact TBD

Septic System Appears Feasible? N/A Contact \_\_\_\_\_

Is Property in a Flood Hazard Area? N/A Flood Zone \_\_\_\_\_

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

N/A

Describe history of parcel being submitted for a site plan, approximate dates and acreage of past land divisions:

Undeveloped

**The completed application and supporting documents need to be submitted at least 30 days prior to the Planning Commission Meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month.**

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

10/20/25

Date

Signature



Office Use Only

Site Plan Fee: 200.00

Date Paid: 11-25-25

No. of copies: \_\_\_\_\_





## *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

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

11/10/2025

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

RE: **AVAILABILITY LETTER** – Ben Hale Dental

The development is located at 2825 W 2600 N, approximately and consists of 1 lots.

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

- The property is annexed into the District, if necessary.
- Review fees and fire line fees are paid to the District.
- The utility plan, including profiles (line elevations) be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The plan review fee for commercial properties is \$1,000 plus \$300 per acre and includes running one fire flow model. Fire line fees are based on line sizing and are \$100 per line inch. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

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

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

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

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

Sincerely,

Kenny Hefflefinger,  
Assistant Manager

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#### Board of Directors

Ronald Stratford – Chairman – Unic. Weber County  
Ken Phippen – Vice Chairman – Farr West

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

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#### Management

Matt Fox, Manager  
Kenny Hefflefinger, Assistant Manager  
Shauna Gilchrist, Administrative Manager



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

Date: 10-16-2025

To: Plain City Planning Commission

Re: Secondary Water Will-Serve

Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to and will serve secondary water to the 1 lot known as Ben Hale Dental Office (Lot 1) located at 1782 M 3900 W Plain City, Utah, contingent on the owner of the subdivision completing a Water Service and Connection Agreement with the company which will include completion and approval of the pipelines, service laterals and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed, water shares provided, and the pipelines and service laterals have been installed and accepted by Mt. View Irrigation. Upon completion of these items, Mt. View Irrigation will deliver pressurized secondary water to the project. Each lot owner will become an owner of contract shares in the company and be bound by its by-laws. The delivery of water may be affected by drought or other water shortage conditions which are not under the control of Mt View Irrigation.

Signed

A handwritten signature in blue ink, appearing to read 'Kami Marriott', with a stylized, cursive script.

Kami Marriott  
Secretary



## **Tammy Folkman**

---

**From:** Brad Jensen <brad@wasatchcivil.com>  
**Sent:** Tuesday, October 21, 2025 2:30 PM  
**To:** Tammy Folkman  
**Subject:** Re: Ben Hales Dental

The site plan for Ben Hales dental office must be submitted for review and approval. It would have to be reviewed for accesses, grading, drainage and utilities. Since it is part of an approved (but unrecorded plat), legally I am not sure how that has any bearing on his property. Technically the Remained Parcel does not exist yet. It may be worth a call to the attorney to see how much weight the previously approved plat carries (if any).

Brad

---

**From:** Tammy Folkman <tammyf@plaincityutah.gov>  
**Sent:** Tuesday, October 21, 2025 12:32 PM  
**To:** Brad Jensen <brad@wasatchcivil.com>  
**Subject:** Ben Hales Dental



Hi Brad, I need your help, I have attached the proposed S Curve Plat (it shows a remainder parcel) it has not been recorded yet but it was approved back in 2024. The other site plan is for Ben Hales dental office. I have a parcel number of 190360078 on the county website it shows this is Bens but it has never come to planning to be changed from remainder parcel to Ben Hales land. Diane noticed the difference. I guess I need to know what to do.

Thanks

**Tammy Folkman**  
**Land Use Specialist**  
**Plain City Corporation**  
**4160 W 2200 N**  
**Plain City, UT 84404**  
[tammyf@plaincityutah.gov](mailto:tammyf@plaincityutah.gov)  
**801-731-4908**

*May I never get too busy in my own affairs that I fail to respond  
to the needs of others with kindness and compassion.*

**Thomas Jefferson**



## **Tammy Folkman**

---

**From:** Brad Jensen <brad@wasatchcivil.com>  
**Sent:** Tuesday, October 21, 2025 2:32 PM  
**To:** Tammy Folkman  
**Subject:** Re: Ben Hales Dental

We also need to make sure there was not an illegal subdivision that includes the Remainder Parcel

Brad

---

**From:** Tammy Folkman <tammyf@plaincityutah.gov>  
**Sent:** Tuesday, October 21, 2025 12:32 PM  
**To:** Brad Jensen <brad@wasatchcivil.com>  
**Subject:** Ben Hales Dental



Hi Brad, I need your help, I have attached the proposed S Curve Plat (it shows a remainder parcel) it has not been recorded yet but it was approved back in 2024. The other site plan is for Ben Hales dental office. I have a parcel number of 190360078 on the county website it shows this is Bens but it has never came to planning to be changed from remainder parcel to Ben Hales land. Diane noticed the difference. I guess I need to know what to do.

Thanks

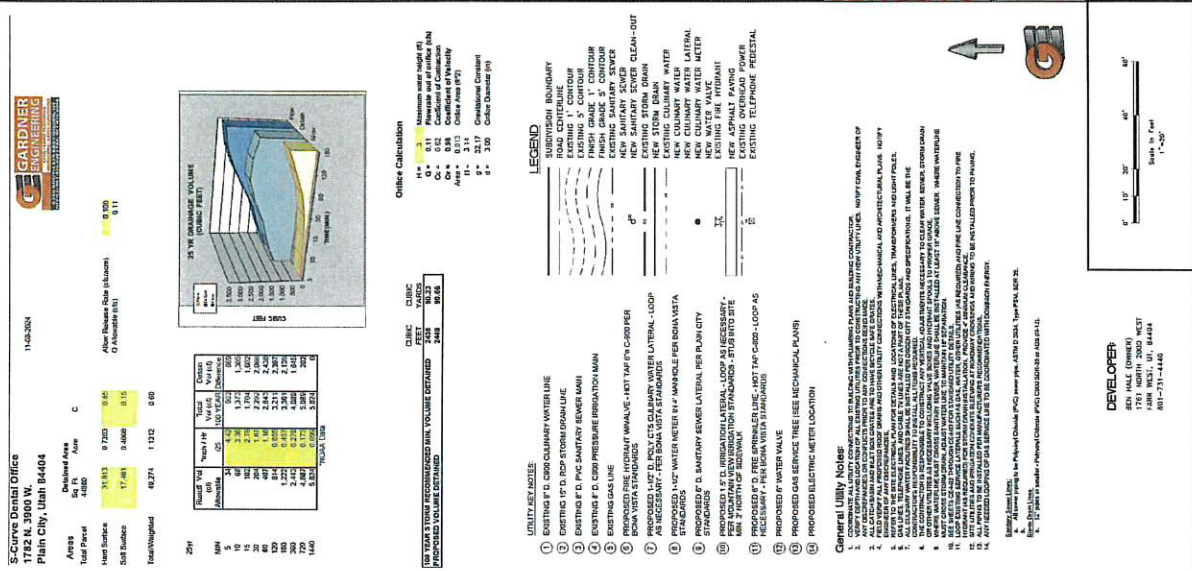
**Tammy Folkman**  
**Land Use Specialist**  
**Plain City Corporation**  
**4160 W 2200 N**  
**Plain City, UT 84404**  
[tammyf@plaincityutah.gov](mailto:tammyf@plaincityutah.gov)  
**801-731-4908**

*May I never get too busy in my own affairs that I fail to respond  
to the needs of others with kindness and compassion.*

**Thomas Jefferson**



C-4	<p><b>GARDNER ENGINEERING, INC.</b> CIVIL &amp; LAND PLANNING 101 N. 700 E., SUITE 100, OGDEN, UT 84404 P 801.674.9000 F 801.674.0000</p>	<p>UTILITY AND DRAINAGE PLAN</p> <p>BEN HALE DENTAL OFFICE (LOT 1)</p> <p>1782 NORTH 3900 WEST</p> <p>PLAIN CITY, UTAH 84404</p>		<div style="float: right;">DATE _____</div> <div style="clear: both;"></div> <div style="float: left;">REVISIONS</div> <div style="clear: both;"></div> <table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <div style="text-align: right;">DWG# _____</div>	NO.	DESCRIPTION	DATE																					
NO.	DESCRIPTION	DATE																										











PLAIN CITY, UTAH 84404












1782 NORTH 3900 WEST


IRRIGATION PLAN



<b>DWG.</b>					
<b>DATE</b>	<b>REVISIONS</b>	<b>DESCRIPTION</b>	<b>DATE</b>	<b>BY</b>	<b>CHECKED BY</b>

SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/DESCRIPTION
	Filter	Action or Equal	AF 15 90 Degree Landscape Filter
	Automatic Control Valves	Random	100-CPD (Drop Volume requires 100/100in.) 150-PCA
	Ball Valve	Wetco or Equal	1" Flows with metal handle
	Automatic Controller	Hydraflex	Br/Hex Interfacer W/PL Controller @ Station
	Return Spray Head	Random	500KPC or 3500PC Return Head
	Pre-Op Spray Head	—	1004 "X" Pre-Op Spray Head with Nozzle
	Main Line	—	1" 5/8", 40 Pvc
	Skene Under Paved Areas	—	1.25" 5/8", 40 over Signon, 1" 5/8", 40 Pvc, 15gpm or less
	Drop Distribution Taking Solid	—	3" 5/8", 40 Pvc
	1" Skene Drop Connection	Random	1/2"
	Ratio and Value Number	—	—



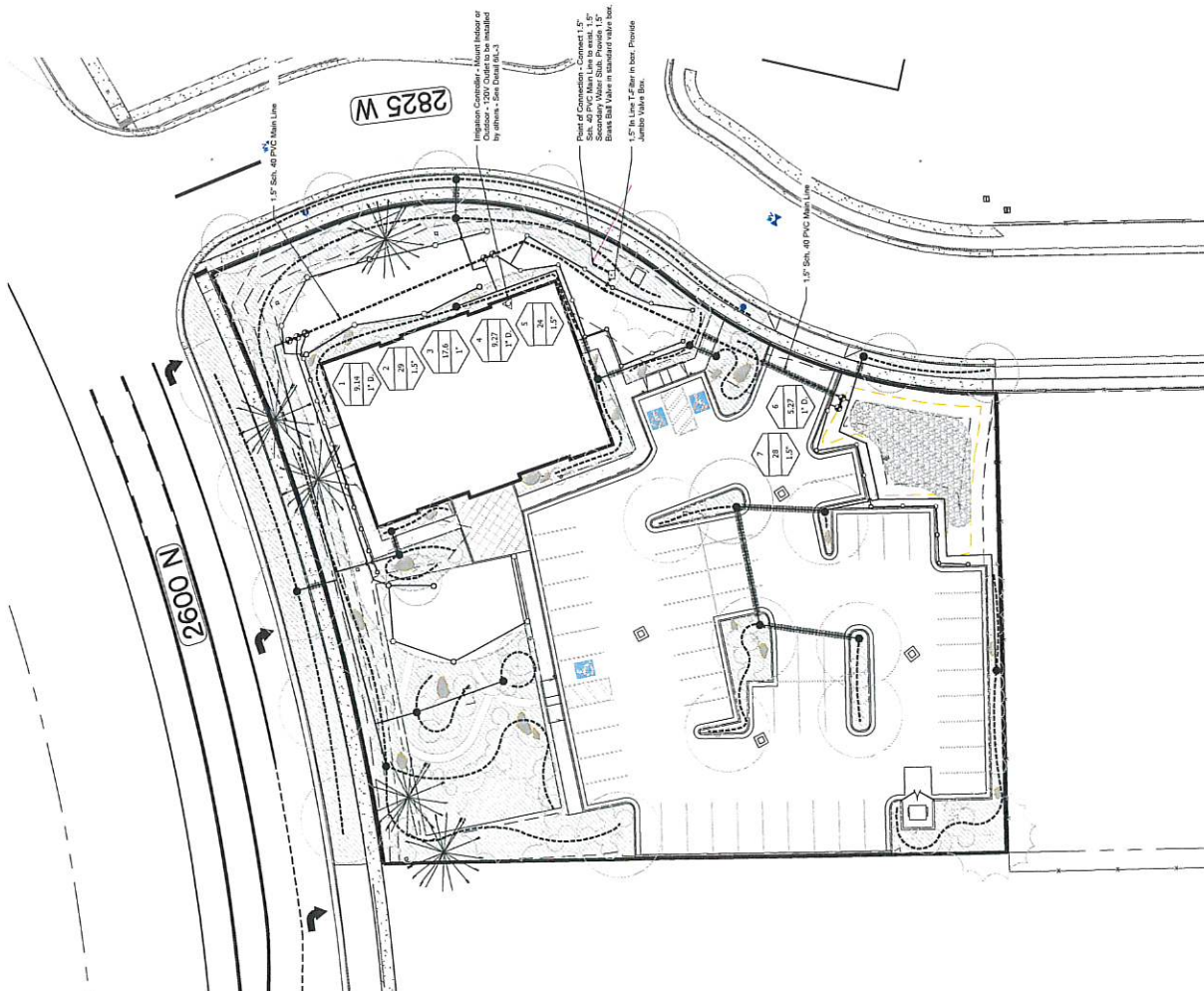
Gallons per Minute, or called out with "GPM" for Gallons per Hour

Value Size, or called out with "V" for Drop

VALUE SYMBOL KEY

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1. Irrigation Contractor must test average pressure drop across the filter. If the capacity or flow rate is less than 10 gph/min per emitter, contact Owner's Representative and do not commence further work until capacity is tested at 10 gph/min or higher.
2. Install All Components As Recommended By The Manufacturer.
3. Main And Lateral Lines In Planting Areas Only, Install Lines Close To Curbs To Avoid Conflicting Walkways. Irrigation Components Are To Be Installed In Plunging Areas. Install Piping In Common Trenches Where Feasible.
4. All Irrigation Main Lines to be 1.5" Sch. 40 PVC Pipe. All lateral lines to be 1.5" Sch. 40, at least .875" ID by 16' length or longer.
5. Excessive Malfunction: Treacher 1/4", Depth And Head At Treatments At 12" Min. Contact Blue Stakes Prior To Trenching.
6. Contractor shall coordinate work with other contractors for the location and installation of sewer.
7. Provide For Inside System Cleanouts With Ground Surfaces.
8. Contractor to install drip emitters on 1/4" emitter tubes for Trees and Shrub Areas as shown on plans, according to the following: (Also see Details)
  - a) deciduous and conifer trees - (4) rainfall ab-30pc (2 gph) emitters
  - b) 2 to 5 gallon plants - (3) rainfall ab-30pc (2 gph) emitters
  - c) 1 gallon plants - (1) rainfall ab-30pc (2 gph) emitter
9. Inspections of the system shall be made by the contractor to provide reports or remedies to the following:
  - a) Damage or wear-off across scheduling, piping or emitters
  - b) Leaking or damaged components
  - c) Drought or improperly operating valves, controllers or other irrigation equipment.
10. The contractor shall provide the owner with a one-year warranty on the irrigation system. During the warranty, the contractor shall replace at his cost, any equipment that is defective, and/or is improperly installed.





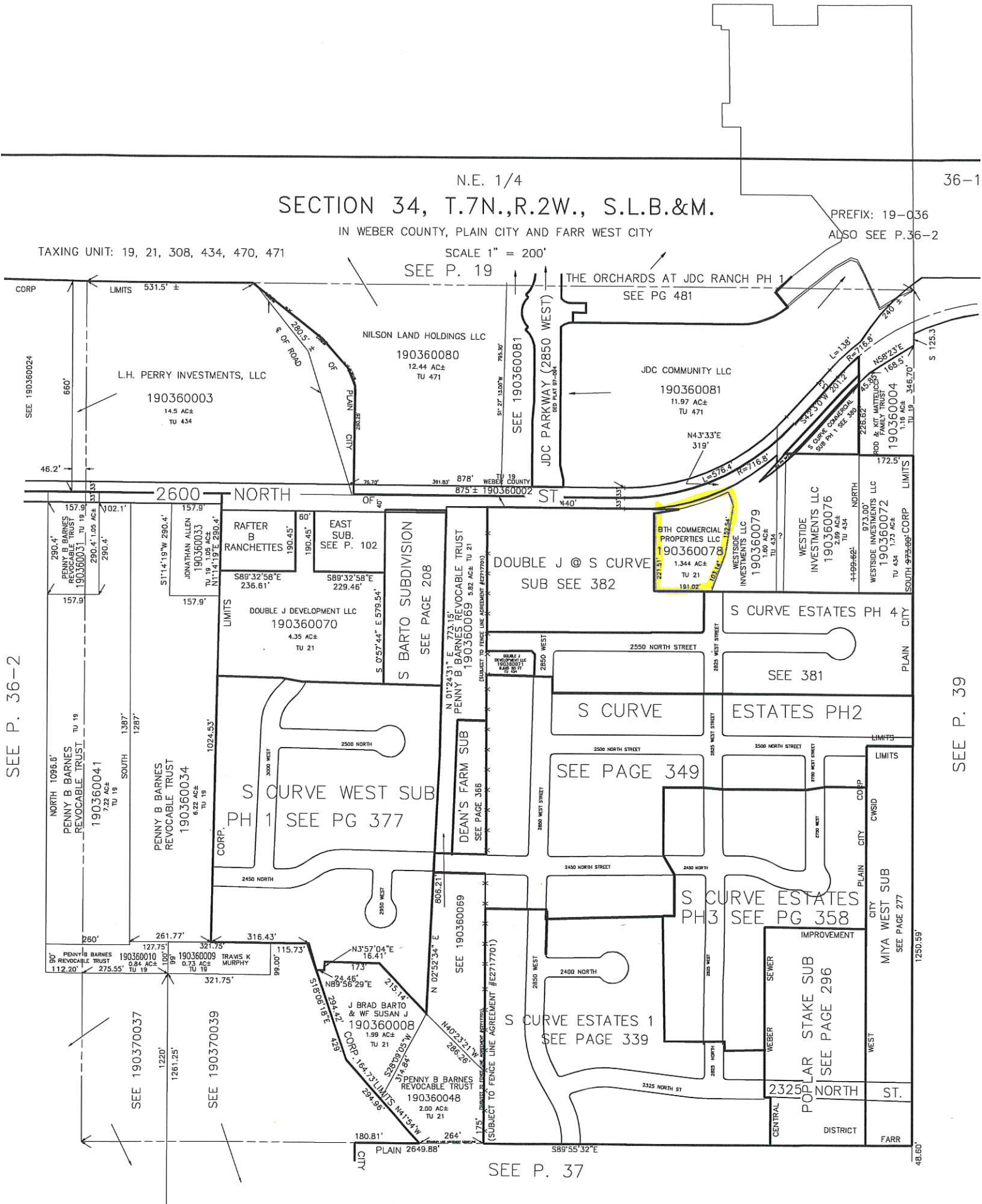








SEE P. 36-2





15116 • HATEBOHN - SCURVE SENSITIVE REMOVS CURVE PLAD V1.DWG



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 <sup>OBDEN, UT</sup>

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 12<sup>th</sup> day of November, 2025.



Katherine P. Laurent  
(Notary)

Residing in Webster County, Utah Palm Beach 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 G. J.  
(Agent)

Susan Stewart  
(Property Owner)

(Property Owner)

Dated this 12<sup>th</sup> 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

12/2/2025

Joan Higley  
Notary Public

SCRIBED AND SWORN TO BEFORE



NOTARY PUBLIC  
JOAN HIGLEY  
742027  
MY COMMISSION EXPIRES  
APRIL 25, 2029  
STATE OF UTAH





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

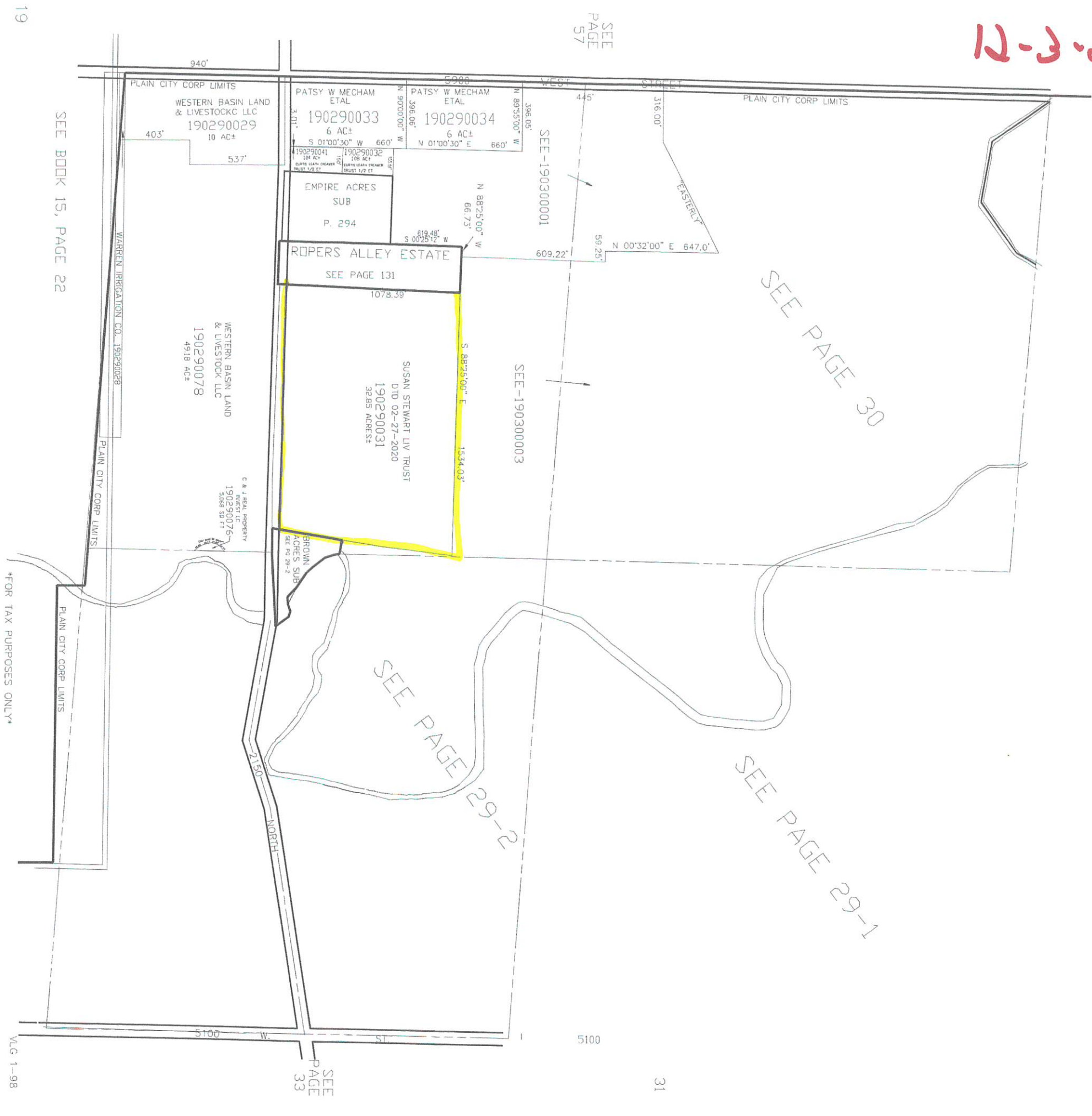


SECTION 31, T.7N.,R.2W., S.L.B.&M.  
IN PLAIN CITY

SCALE 1" = 400'

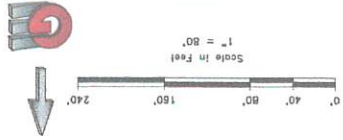
TAXING UNIT: 445

12-3-15





DEVELOPER:  
BLACKBURN JONES  
BLACKBURN JONES  
905, 24TH STREET  
OCEEN  
CARBON.JONES@BBJREF.COM



**LEGEND**

- SITE RIGHT OF WAY
- LOT BOUNDARY
- SITE BOUNDARY
- EXISTING CENTER LINE

VICINITY MAP  
NOT TO SCALE



**GARDNER  
ENGINEERING**

CIVIL ■ LAND PLANNING  
MUNICIPAL ■ LAND SURVEYING

1520W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066

CONCEPTUAL PLAN  
STEWART SUBDIVISION  
5550 WEST 2050 NORTH STREET  
PLAIN CITY, WEBER, UTAH



REVISIONS		SCALE
DATE	DESCRIPTION	1" = 60'
		DATE: 8/14/25
		DESIGN: TN
		DRAWN: TO
		CHECKED: TN

DWG.:

R:\1215 - JONES BLACKBURN ASSOC\25-034 PLAIN CITY STEWART\DESIGN\DWG\STEWART PROPERTY CONCEPT-DESIGN.DWG



### 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 2876.43 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; RUN S 85°43'32" W 2876.43 FEET TO THE CENTER OF SAID ROAD NORTH 81°25'55" 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 1052.69 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88°15'16" EAST 1468.08 FEET; THENCE SOUTH 08°53'00" WEST 100.00 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 1,485.70 SQUARE FEET OR 34.06 ACRES.

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

DWG. : 18124 - JONES BUILDING ASSOCIATES PLAN 010 STEWARD BUILDING STEEL ERECTORY DWG

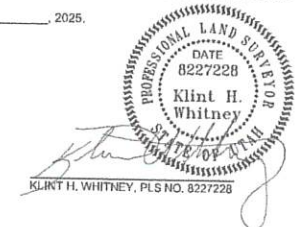
## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ZONE PARCEL NO. 190290031 FROM THE CURRENT A-2 ZONE TO THE RE-ZO 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, KUNT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 6227228 IN ACCORDANCE WITH TITLE 58, 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 AND CALCULATIONS. THE INFORMATION AND MEASUREMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO IDENTIFY OR RECONSTRUCT 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.



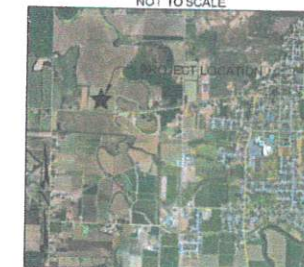
## OWNER'S AFFIDAVIT

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



0' 38' 75' 150' 225'

Scale in Feet  
1" = 75'

S1

1

**GARDNER  
ENGINEERING**

**CIVIL ■ LAND PLANNING  
MUNICIPAL ■ LAND SURVEYING**  
1530 W 2100S, WEST HAVEN, UT 84401  
**P 801.476.0202 F 801.476.0065**



S1

1



**APPLICATION FOR  
AMENDMENT TO A SUBDIVISION**

Subdivision Name Freedom Estates Subdivision Zone R20 Date Submitted 12/8/2025

Address of Subdivision 4550 W 1500 N Plain City, UT

No. of Units or Lots being affected by the amendment: 5

Owner Name JXC Enterprises LLC Full Address 619 N 2000 W, Ogden UT 84404

Phone # 801-668-8956 Cell # 801-668-8956 Fax # N/A

Subdivider's Name Jan Checketts Full Address 4370 W 2650 N, Ogden UT 84404

Phone # 801-668-8956 Cell # 801-668-8956 Fax # N/A

Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:

None


Describe the amendment to the subdivision plat:

Breaking the plat in to 2 phases so that we can get two of the lots ready for sale.

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

12/05/2025

Date

  
Signature

Office Use Only

Subdivision Amendment Fee: 200.00

Number of Copies: \_\_\_\_\_

PC Approval Date: \_\_\_\_\_

CC Approval Date: \_\_\_\_\_

*PC-12-10-25  
#2038750*









## Memorandum

**To:** Tammy Folkman, Land Use Specialist  
Plain City Corporation

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

A handwritten signature in black ink, appearing to be 'B. Jensen', is written over the printed name of Brad C. Jensen.

**Date:** December 8, 2025

**Subject:** Jan and Tracy Subdivision, Plan Review (revised)

---

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

1. Weber County records show that 1975 North Street has an existing 99-foot right-of-way in this area. The plat should show the correct right-of-way width along 1975 North. It should be noted that the existing sidewalk may have been constructed farther inside the right-of-way than is typical.
2. The right-of-way width along 3600 West should show a 33-ft half-width. This width.
3. The plat indicates there is a lath that was placed by Plain City indicating where the future back of sidewalk will be. Plain City has not performed any sidewalk staking in this area. It is unclear where this lath came from.
4. Plain City Ordinances require lot numbers to be consecutive. The plat should identify the proposed parcels as Lot 1 and Lot 2.
5. The address of Lot 1 should be revised from 2016 North to 2010 North.

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





## Memorandum

**To:** Tammy Folkman, Land Use Specialist  
Plain City Corporation

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

**Date:** December 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 - 4000.00  
 Subdivision Filing - 300.00*

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



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, cursive script.

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







12-41-25

## OCTOBER 2025

KYLEE WATSON  
190350057

EAST QUARTER CORNER  
PER SOME PREVIOUS SURVEYS

VICINITY MAP  
NOT TO SCALE



DATE: 11/27/80  
BY: [Signature]  
TITLE: [Signature]  
[Circular Stamp: RECEIVED NOV 27 1980 FBI - NEW YORK]

[illegible][illegible]

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s)  
is/are subscribed to this instrument, and acknowledged (he/she/it) executed the same. Witness my hand and official  
seal.

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, a Notary Public,  
known to me to be the true and lawful owner of the above described property, \_\_\_\_\_, I have read the foregoing instrument and explained to \_\_\_\_\_ the contents and effect thereof, and \_\_\_\_\_ has acknowledged to me that he executed the same for the purposes and consideration therein expressed. Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

THE NEW YORK COUNTY RECORDER 2291 N. 42ND ST. NEW YORK, N.Y. 10018-6804 (609) 527-6715		S1 1	
COUNTY RECORDER			
BRITNEY M. FILE NO. _____		_____	
FILED OR NOT RECORDED _____		_____	
AT _____ IN BOOK _____ OF RETURN _____		_____	
RECORDED, FILED _____ RECORDED _____		_____	
FOR _____		_____	
COUNTY RECORDER _____		_____	
BY _____		_____	

1. PROVIDE WATER SERVICE PER BONA VISTA STANDARD DRAWINGS
2. PROVIDE SEWER SERVICE PER CENTRAL WEBER SEWER IMPROVEMENT DISTRICT STANDARD DRAWINGS
3. ALL ROAD CUTS TO BE PER PLAN CITY STANDARD DRAWINGS.

[illegible]

PLAIN CITY APPROVAL AND  
ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAN AND THE DEDICATION  
OF THIS P.L.A.T. ALONG WITH THE RECORDING RIGHTS  
STREET LIGHTS AND SIGNAGE RIGHTS WERE  
SUBMITTED TO THE PLANNING AND ZONING COMMISSION  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
THE CITY ENGINEER AND MAYOR OF PLAIN CITY, OHIO.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
MAYOR/CITY ENGINEER

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT  
AND DECEPTION OF JAIL AND TRICKY  
DECEITFUL AND IN MY OPINION, THEY  
ARE UNLAWFUL AND AGAINST THE  
APPLICABLE THERIO AND NOWEN FORCE  
AND EFFECT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

100

## APPENDIX

**CIVILIAN, FOREIGN AND  
COMMISSION**

PROJECTED HOUSING SET BY PLAIN CITY AND

## INJURED IN THE FIELD

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---

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100



**SITE PLAN APPLICATION FOR PLAIN CITY**  
(Existing Commercial Building – same use, minimal remodeling)

What is being proposed Exterior signage Zone \_\_\_\_\_ Date Submitted 12/15/25

Address of Location 3583 W. 2350 N. Plain City, UT 84404

Contact Name Craig Lasson Email: craig@mastersigncenter.com Ph 801-860-8574 Fax # \_\_\_\_\_

Company Name Master Signs & Engraving Address 445 E. State Rd. Ph 801-942-3176 Fax# \_\_\_\_\_  
American Fork, UT 84003

**Mark the following if applicable:**

Secondary Water Available? \_\_\_\_\_

Culinary Water Available? \_\_\_\_\_

Sewer Available? \_\_\_\_\_

Septic System Appears Feasible? \_\_\_\_\_

Is Property in a Flood Hazard Area? \_\_\_\_\_ Flood Zone \_\_\_\_\_

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

This application is being submitted to install a sign on the building. See document that was submitted through the portal with mockups and other details.

Describe history of parcel being submitted for a site plan, approximate dates of division and uses of property:

\*Please attach a detailed site plan of the property showing parking, landscaping, the footprint of the building and the proposed floor plan for your business. Please be sure to include restrooms, windows, and outside doors.

The completed application and supporting documents need to be submitted at least 7 days prior to the Planning Commission Meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month.

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

12/15/25  
Date

Craig Lasson  
Signature

Office Use Only  
Site Plan Fee: 100.00

Date Paid: 12-22-25

No. of copies: \_\_\_\_\_





Front View



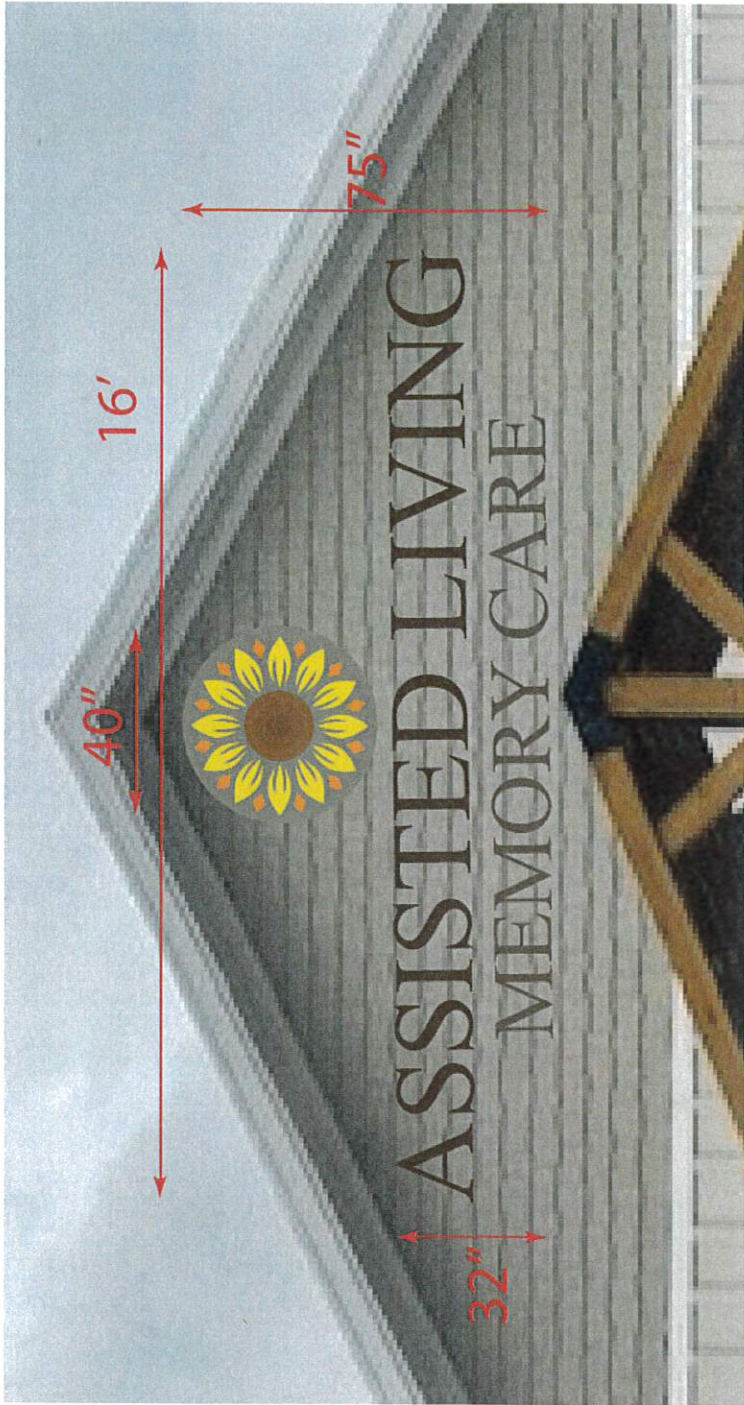
Letters & Logo

QTY: (1) SET  
Logo and Letters

MATERIALS  
- Letters and logo to be 1/2" acrylic

SQUARE FOOTAGE

Building Frontage Sqft: 880 SqFt  
Proposed Signage = 54 Sqft





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

## Zoning Amendment Application

Location of Property North plain city road

Land Serial Number(s) 190220001

Request from Zone RE 18.5 to Zone RE 15

FEE: \$200.00 Date paid 12-29-05 Receipt # 2038807

\*Property Owner Andrew Greenwood

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

Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_

Developer/Agent Thomas Lee and Jason Green

Phone 801-829-8880 Fax \_\_\_\_\_

Mailing Address 2992 w 1400 s Zip 84401

E-Mail Address greenbeltcontractors@gmail.com

LEGAL DESCRIPTION: Please Attach

TOTAL AREA — Acres or Square Feet: 3.56 acres

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





**GREEN SPRINGS  
DEVELOPMENT**  
PLAIN CITY, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE  
**10/30/2025**  
ISSUE

SHEET TITLE  
**SITE PLAN**

SHEET NO.  
**AS100**





**GREEN SPRINGS  
DEVELOPMENT**  
PLAIN CITY, UT

STAMP

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SHEET NO.  
**AS100**

