



## Memorandum

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

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

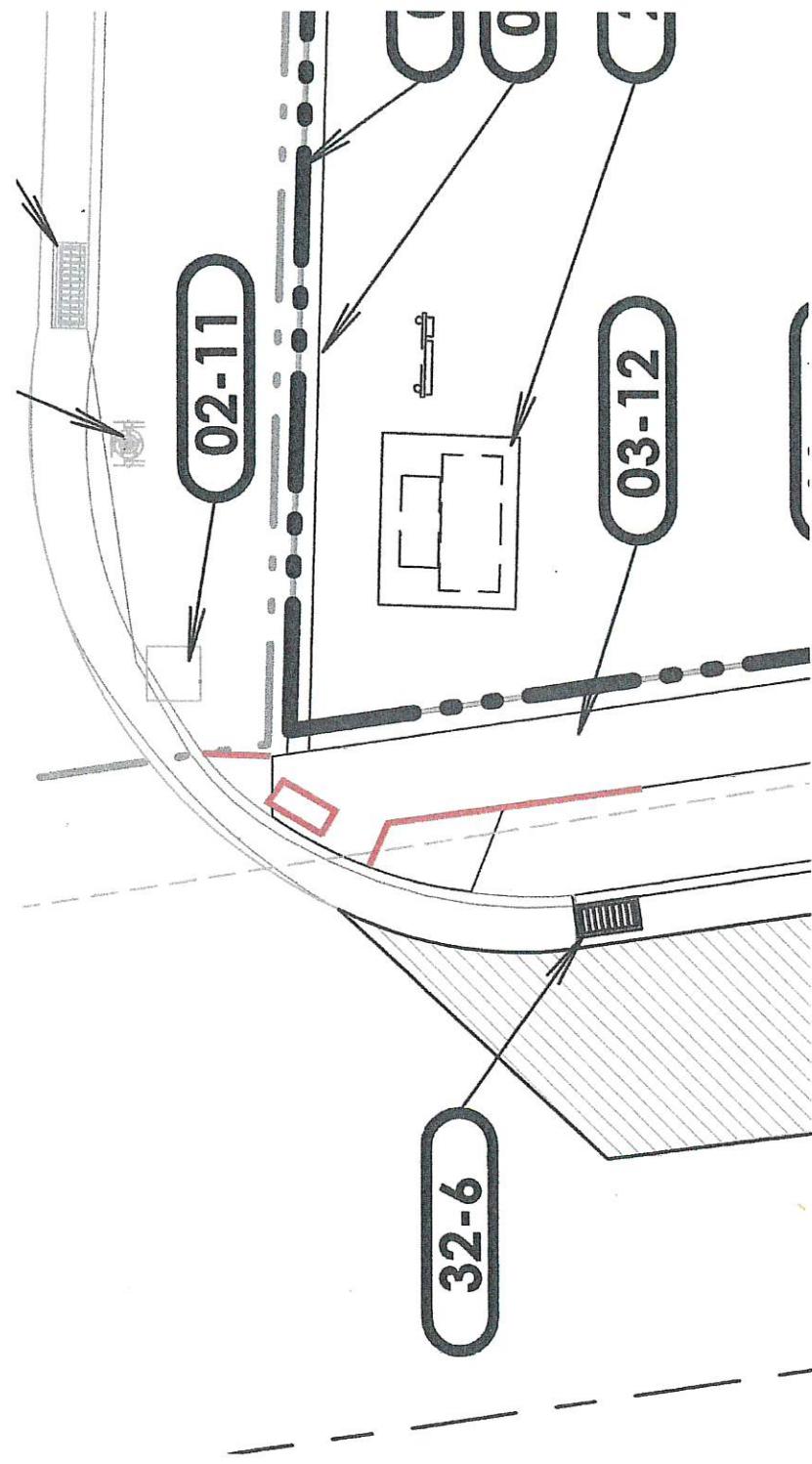
**Date:** December 31, 2025

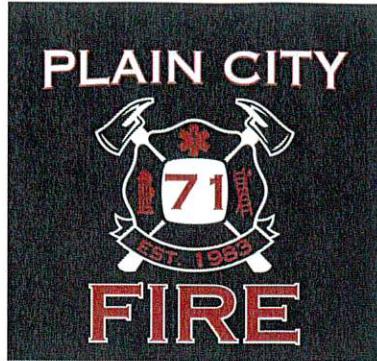
**Subject:** Farr West Utah Stake Building, Site Plan Review

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 City7th 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. 3038749

Application is hereby made to the Planning Commission requesting that the following land use Municipal, Schools, and Churches be 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 or 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

24

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

TAXING UNIT: 19, 21, 434

IN PLAIN CITY & WEBER COUNTY

SCALE 1" = 200'

SEE PAGE 23

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\*FOR TAX PURPOSES ONLY

L.D.F. 5-1

\*FOR TAX PURPOSES ONLY

## **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 Available? 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

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**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.**

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

12/2/2025

Date

Signature



Office Use Only

Site Plan Fee: \$00.00

Date Paid: 10-10-25

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

# 5038749



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,

  
\_\_\_\_\_  
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



ARCHITECTS

www.hobarchitects.com  
80-511-0000  
80-511-0001  
Fax: 80-511-0003  
1011 1st Street  
P.O. Box 1000  
North Plain, WA 98572  
www.hobarchitects.com

Preliminary •  
Not For  
Construction

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Farr West UT Stake

Drawing Issue and Revision Schedule

DRAFT

DRAWING

REVISION

DATE

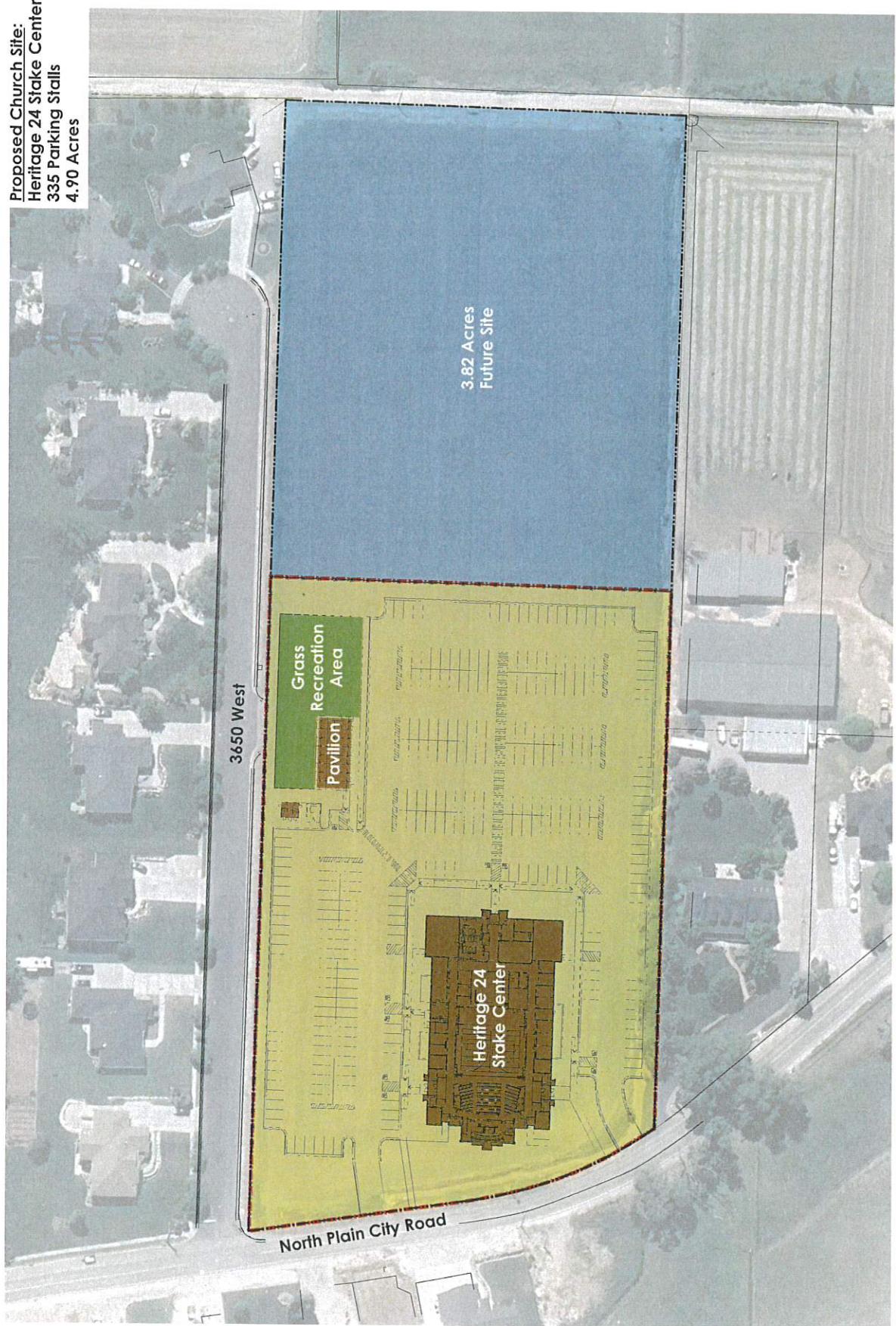
APPROV

SHP

CITY

MATERIAL

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



① Site Plan - 2026  
Sc. Scale: 1" = 40'-0"

Site Plan - 2026  
C100



100'  
20' 40'  
80'

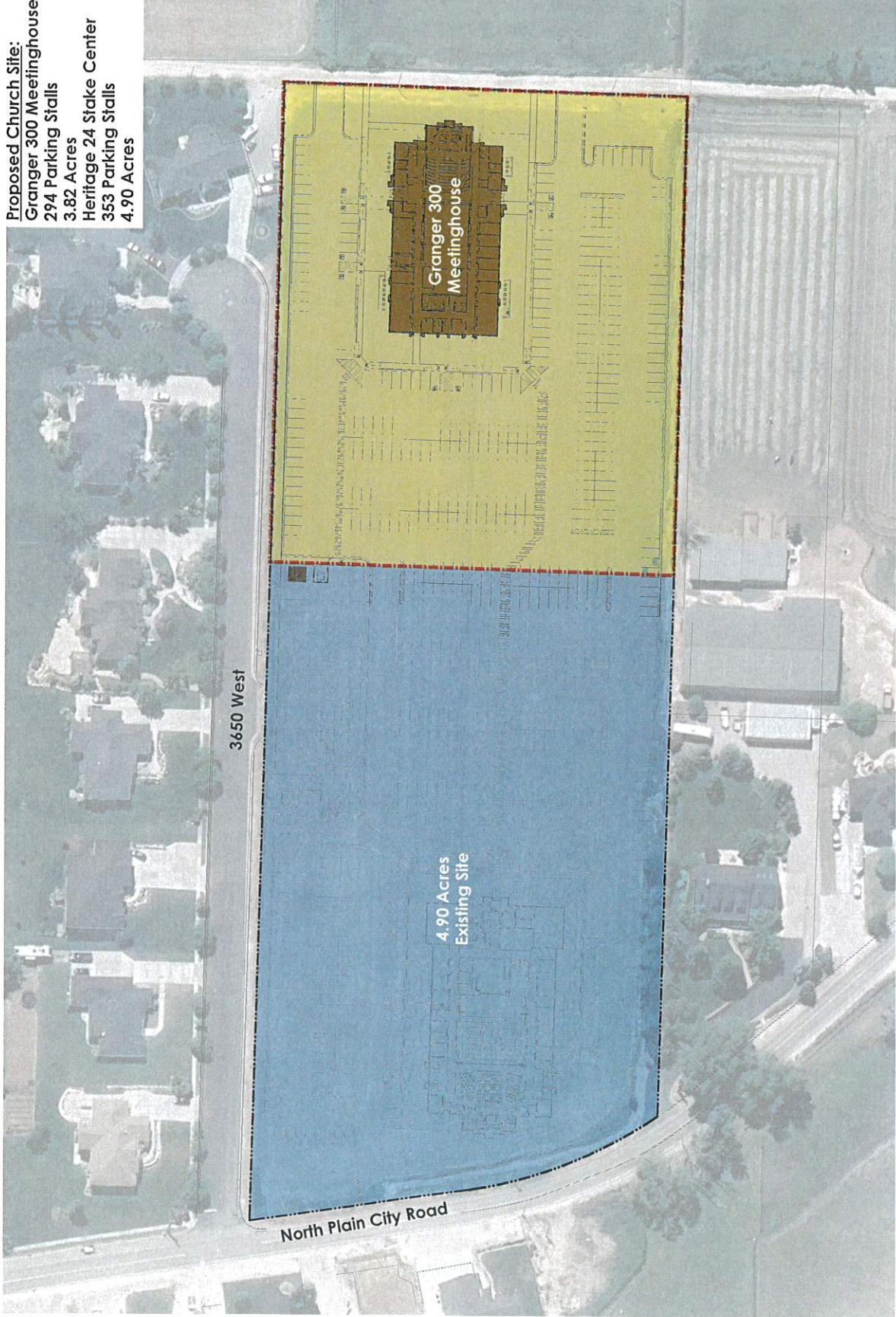


ARCHITECTS

www.bhdarchitects.com  
Phone: 801.541.0030  
Fax: 801.541.0031  
Email: info@bhdarchitects.com  
Suite 225, Deseret Ranch  
4222 S. 1300 W., Salt Lake City, UT 84121

Preliminary -  
Not for  
Construction

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



THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Far West Stake

Drawing Issue and Revision Schedule

Approx. 3700' West from Main City Park City Utah  
41°11'18.000" N 111°45'50.000" W  
Owner: The Church of Jesus Christ of Latter-day Saints

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## Memorandum



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

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

**Date:** December 31, 2025

A handwritten signature in black ink, appearing to read 'Brad C. Jensen, P.E.'

**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 Available? 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

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**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.**

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

10/20/25

Date

Signature



Office Use Only  
Site Plan Fee: See CC

Date Paid: 11-05-25

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

**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

**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



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 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*

## **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*

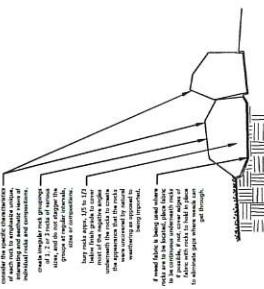
*May I never get too busy in my own affairs that I fail to respond  
to the needs of others with kindness and compassion.*

Thomas Jefferson



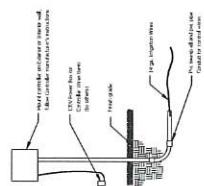




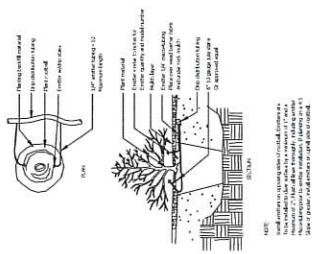


LANDSCAPE AND IRRIGATION DETAILS  
BEN HALE DENTAL OFFICE (LOT 1)  
1782 NORTH 3900 WEST  
PLAIN CITY, UTAH 84404

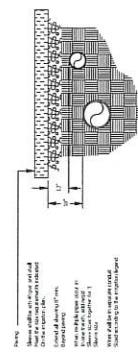
PLANNING  
LEARNING  
SURVEYING  
DESIGN  
STRUCTURES  
LANDSCAPE  
ARCHITECTURE  
MANAGEMENT  
TECHNOLOGY  
INFORMATION  
SYSTEMS



ELECTRIC CONTROLLER



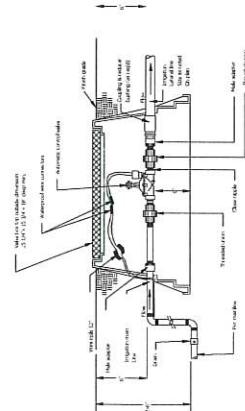
DRIP Emitter Detail



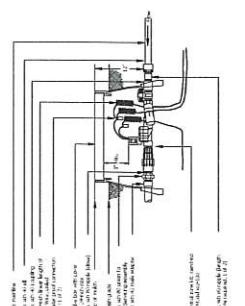
**4** SLEEVING DIAGRAM



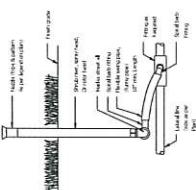
TRENCHING & WIRING DIAGRAM



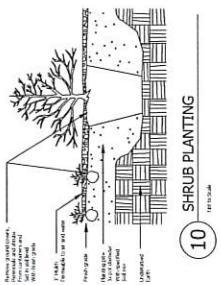
**AUTOMATIC CONTROL VALVE**



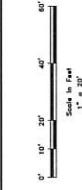
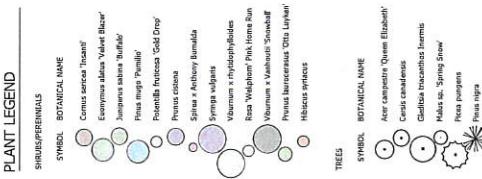
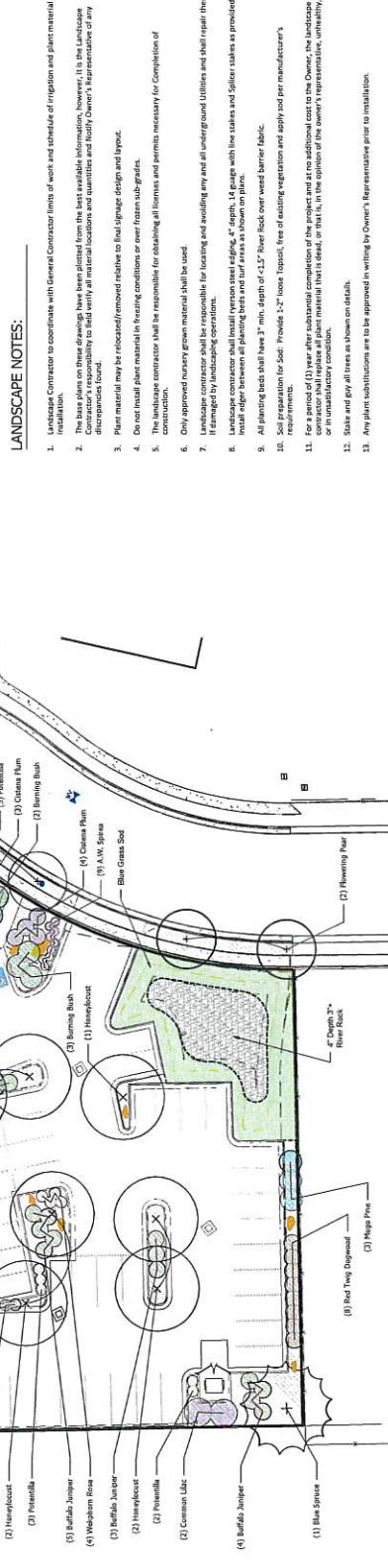
2) DRIP VALVE ASSEMBLY



IRRIGATION HEAD ASSEMBLY



The diagram illustrates a shrub planting site. A central shrub is surrounded by a circular area divided into three concentric zones: an innermost zone labeled '1' (1' wide mulch), a middle zone labeled '2' (9' grass-free zone), and an outermost zone labeled '3' (10' radius). The outer boundary of the 10' radius is marked with a dashed line. The entire area is enclosed within a rectangular border.

	<b>LANDSCAPE PLAN</b> BEN HALE DENTAL OFFICE (LOT 1) 1782 NORTH 3900 WEST PLAIN CITY, UTAH 84404 DATE: 7-2-2014 DESIGNED BY: DAVIS DRAWN BY: DAVIS APPROVED BY: DAVIS DRAWN IN: 2014 DRAWN BY: DAVIS APPROVED BY: DAVIS DRAWN IN: 2014	<b>LANDSCAPE PLAN</b> BEN HALE DENTAL OFFICE (LOT 1) 1782 NORTH 3900 WEST PLAIN CITY, UTAH 84404 DATE: 7-2-2014 DESIGNED BY: DAVIS DRAWN BY: DAVIS APPROVED BY: DAVIS DRAWN IN: 2014 APPROVED BY: DAVIS DRAWN IN: 2014
		
		
		
		
		
		
		

N.E. 1/4

36-1

SECTION 34, T.7N., R.2W., S.L.B.&M.

IN WEBER COUNTY, PLAIN CITY AND FARR WEST CITY

TAXING UNIT: 19, 21, 308, 434, 470, 471

SCALE 1" = 200'

PREFIX: 19-036  
ALSO SEE P.36-2

\*FOR TAX PURPOSES ONLY\*



**Zoning Amendment Application**Location of Property 5500 WEST 2050 NORTH Plain City, VT 84404Land Serial Number(s) PARCEL # 130290031Request from Zone A1 A2 to Zone RE20FEE: \$200.00 Date paid 12-3-25 Receipt # 0038739\*Property Owner SUSAN STEWART LIVING TRUST

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

Mailing Address 2627 S. 1175 W. SYRACUSE, VT Zip 89075Developer/Agent CARSON JONESPhone 801-941-2018 Fax \_\_\_\_\_Mailing Address 905 24th St. Ste. 2 Zip 84401E-Mail Address CARSON.JONES@bbjre1.com**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

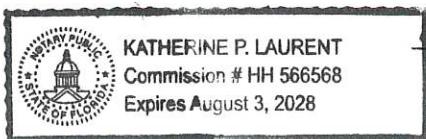
Florida  
STATE OF UTAH )  
Palm Beach, FL  
COUNTY OF WEBER )

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, 20 25.



Katherine P. Laurent  
(Notary) Palm Beach, FL  
Residing in Weber County, Utah, Florida

My commission expires: Aug 3, 2028

## AGENT AUTHORIZATION

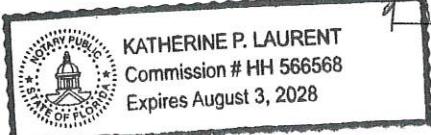
I (we), Susan Stewart Trust, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering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

Susan Stewart  
(Property Owner)

Carson G. J.  
(Agent)

(Property Owner)

Dated this 12<sup>th</sup> day of November, 20 25, 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 Weber County, Utah

My commission expires: Aug 3, 2028

SCRIBED AND SIGNED TO BEFORE

12/2/2025

Joan Higley  
Notary Public





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

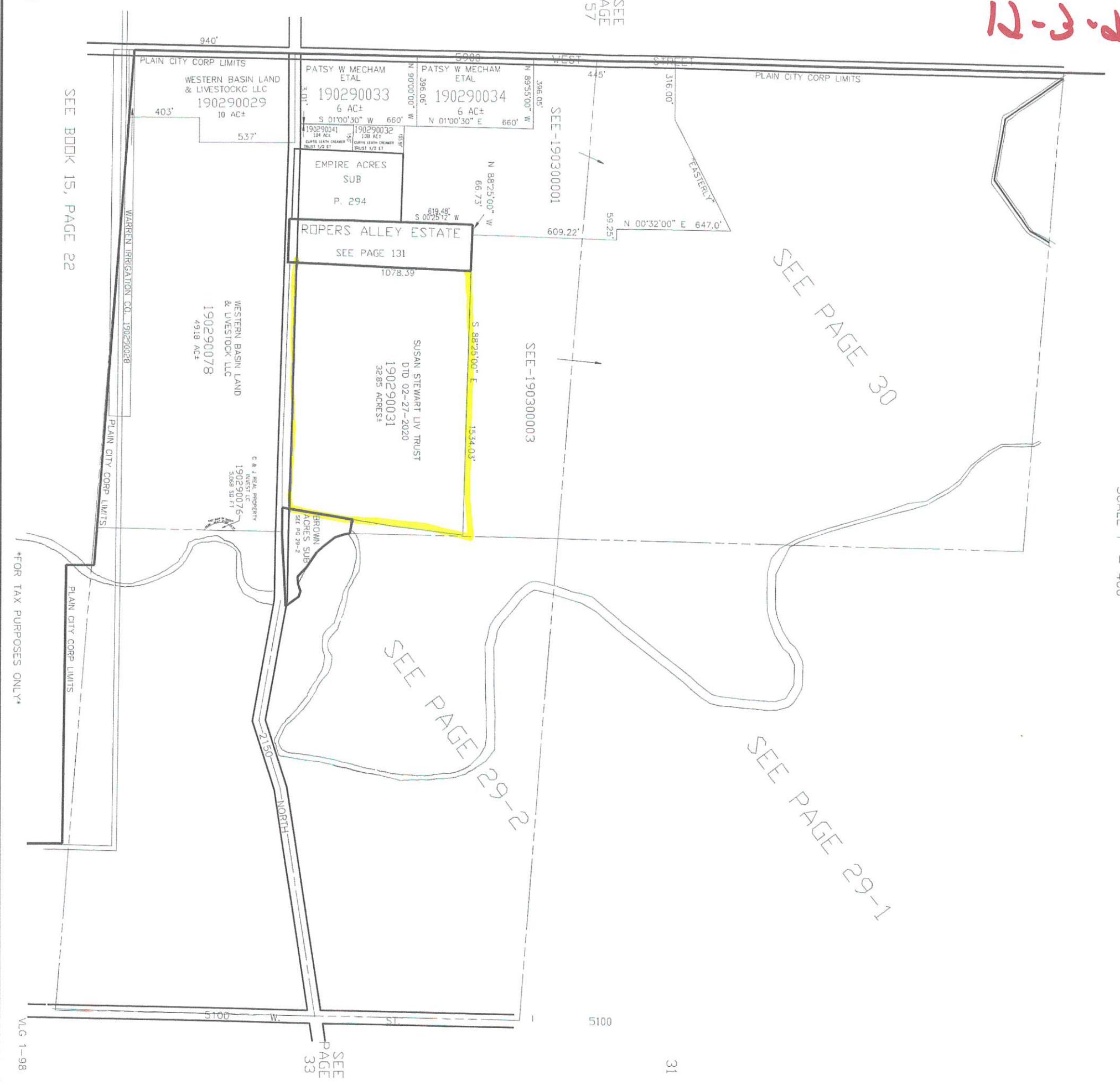
12-3-25

TAXING UNIT: 445

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

PLAIN CITY

29





12-3-25

## 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°21'56" 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 1052.89 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88°15'16" EAST 1466.09 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°24'30" WEST 400.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1,483,670 SQUARE FEET OR 34.060 ACRES.

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

DWG. : E125  
DWG. : E125  
DWG. : E125  
DWG. : E125

WESTERN BASIN LAND  
& LIVESTOCK LLC  
190300003

EXISTING A-2 ZONE  
S88°15'16"E 1466.08'

TERRY & CATHIE  
CEVERING  
191310002

EXISTING A-2 ZONE  
N2°28'28"E 1052.89'

CATHIE  
CEVERING  
191310001

PROPOSED RE-20 ZONE  
SUSAN STEWART LIVING TRUST  
190290031  
1,483,670 SQ. FT.  
34.060 AC.

WESTERN BASIN LAND  
AND LIVESTOCK LLC  
190290078

SOUTH-WEST CORNER  
SEC. 31 T7N R2W SLB&M  
(FOUND WEBER COUNTY BRASS  
CAP MONUMENT GOOD COND.  
2020)

EXISTING A-2 ZONE  
N88°21'56"W 1351.57'

N85°43'32"W 5436.89" (BASIS OF BEARING)

SOUTH QUARTER CORNER  
SEC. 31 T7N R2W SLB&M  
(CALCULATED POSITION)

2878.43'

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

0' 38' 75' 150' 225'  
Scale In Feet  
1" = 75'

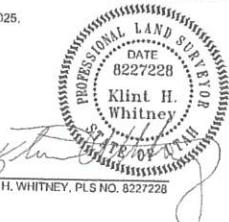
## NARRATIVE

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 NAD 83 STATE PLANE GRID BEARING.

## SURVEYOR'S CERTIFICATE

I, KLENT 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 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) 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 HERIN DESCRIBED TRACT OF REAL PROPERTY.

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

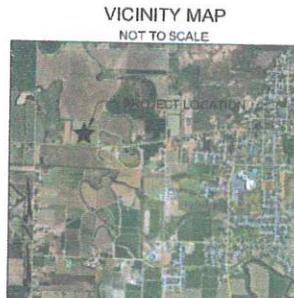


## OWNER'S AFFIDAVIT

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:

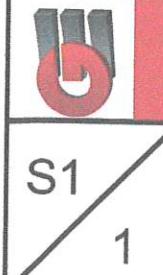


## LEGEND

- 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

**GARDNER**  
**ENGINEERING**

CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
1580 W 2100 S, WEST HAVEN, UT 84040  
P 801.476.0202 F 801.476.0066



## PROPERTY SURVEY FOR CARSON JONES

+/- 5550 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.

**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

*Partial 15-10-25  
# 2038750*

Subdivision Amendment Fee: 200.00  
Number of Copies: 1

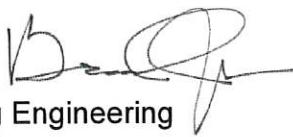
PC Approval Date: \_\_\_\_\_  
CC Approval Date: \_\_\_\_\_





## Memorandum

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

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

**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:

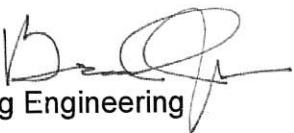
1. Weber County records show that 1975 North Street has an existing 99-foot right-of-way in this area. The plat should show the correct right-of-way width along 1975 North. It should be noted that the existing sidewalk may have been constructed farther inside the right-of-way than is typical.
2. The 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 - 400.00  
Subdivision Filing - 300.00



PLAIN CITY

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 11-6-25

Receipt #: 3038691

Amount Paid: 705.00

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

<p><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><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><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><b>Name of Intended Escrow Holder</b></p> <p>Name: _____          Phone: _____          Email: _____</p>
<p>Surveyor's Name <u>Clint Whitney</u> Email <u>clint@gccivil.com</u> Phone# <u>901-458-3820</u>          Engineer's Name <u>Clint Whitney</u> Email _____ Phone# _____</p>	

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!



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





**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.

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

12/15/25

Date



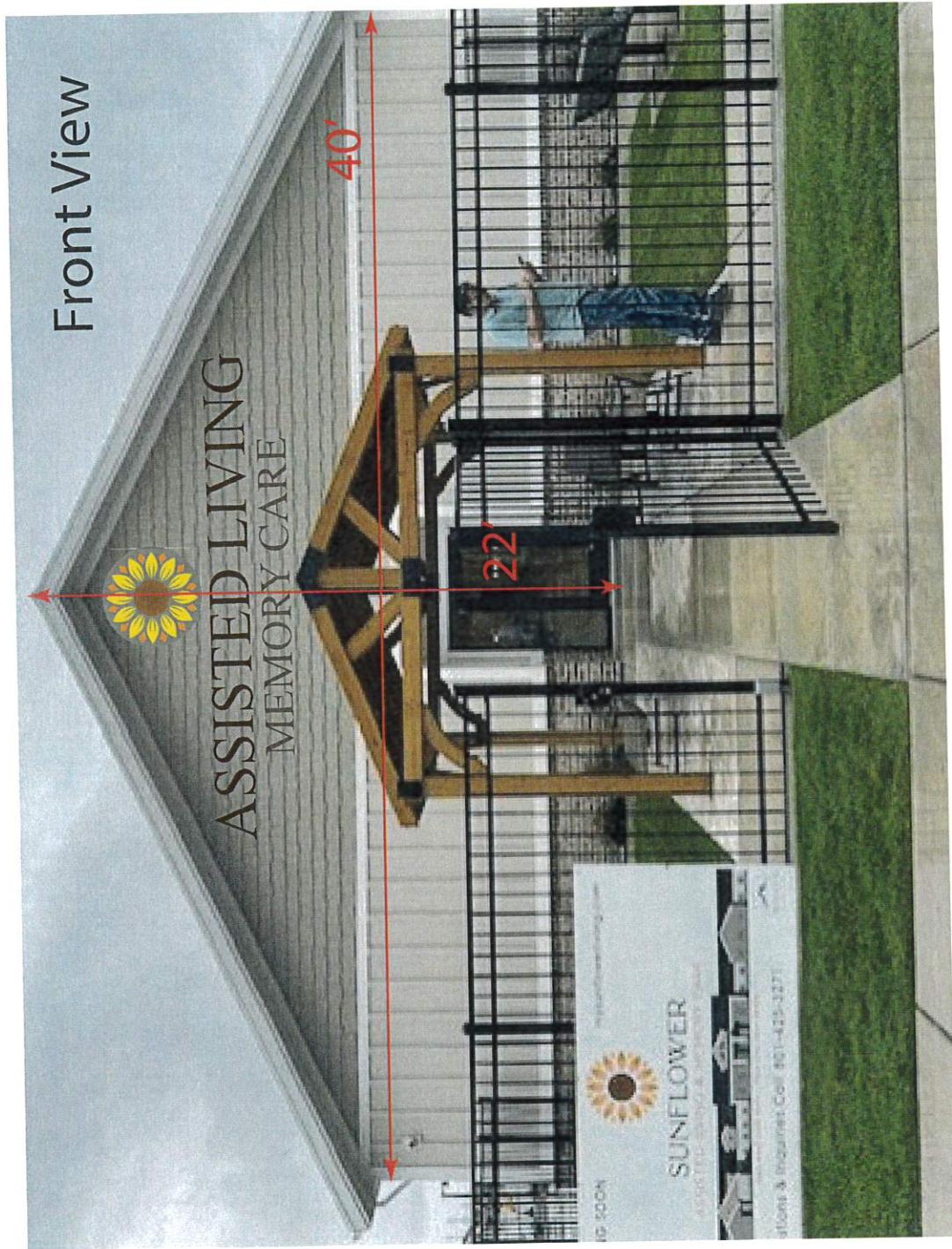
Signature

Office Use Only 100.00  
Site Plan Fee: 100.00

Date Paid: 12-15-25

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

Sunflower 3583 W. 2350 N. Plain City, UT 84404



Sunflower 3583 W. 2350 N. Plain City, UT 84404

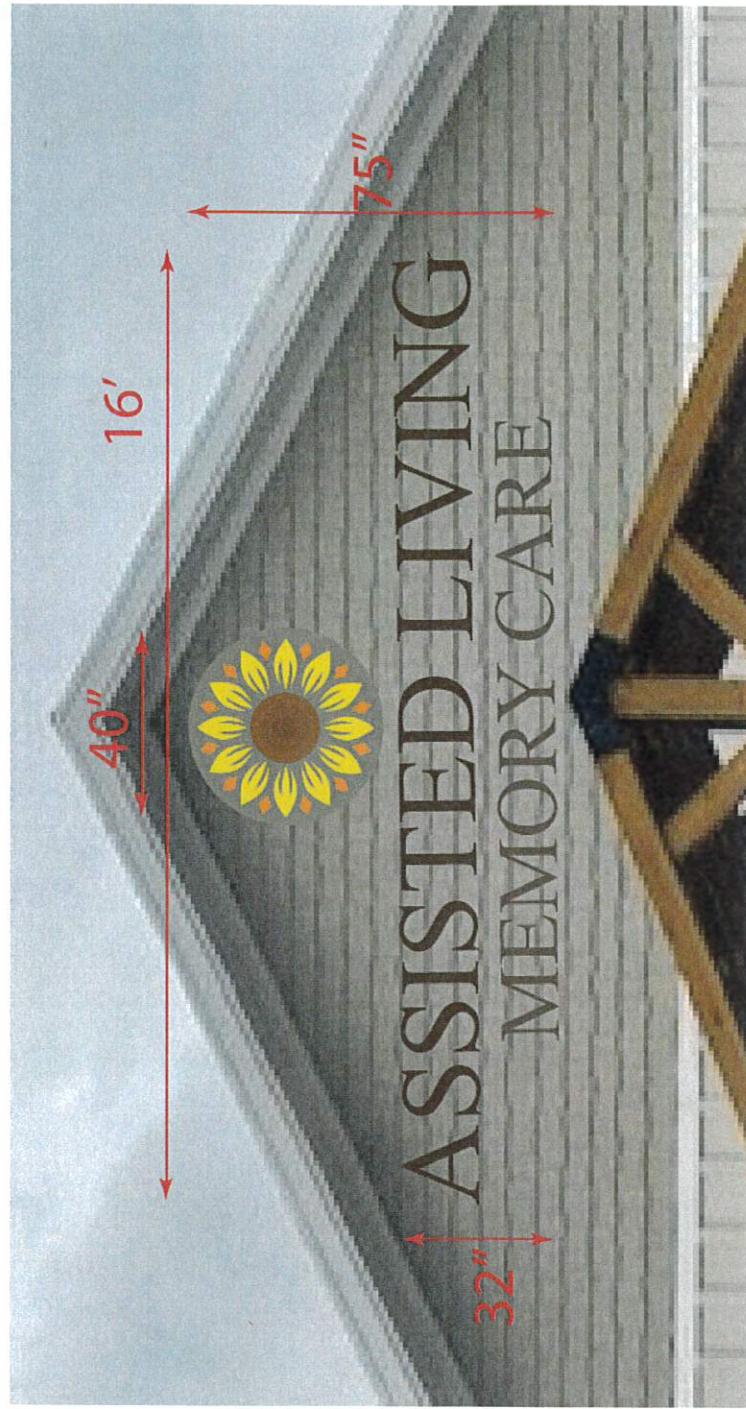
### Letters & Logo

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



**Zoning Amendment Application**Location of Property North plain city roadLand Serial Number(s) 190220001Request from Zone RE 18.5 to Zone RE 15FEE: \$200.00 Date paid 12-09-25 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 84401E-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



↑ 1 REFERENCE PLAN - LEVEL 1  
1' = 100'-0"

**AS100**

STAMP

REVISION	NO.	DESCRIPTION	DATE

DATE  
**10/30/2025**  
ISSUE

SHEET TITLE  
**SITE PLAN**

SHEET NO.