

KELLY'S COVE REZONE
Approximately 2131 N 4650 W
Parcel No(s): 19-033-0052, 19-033-0048, 19-033-0005,
19-033-0004, and 19-033-0040

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN RE-15 and RE-20 ZONE TO AN R1-11 ZONE WITH THE SENIOR HOUSING OVERLAY. THIS PROPERTY IS LOCATED APPROXIMATELY 2131 N 4650 W.

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

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

1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as R1-11 with the Senior Housing Overlay Zone:

Parcel Number - 19-033-0052 (description per Weber County Parcel Search)

PART OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT IN THE CENTER OF A STREET WHICH RUNS NORTH 5D48' EAST WHICH POINT IS NORTH 0D31' EAST 1601.8 FEET AND THENCE SOUTH 87D57' EAST 282.6 FEET, AND THENCE NORTH 5D48' EAST 443.9 FEET AND SOUTH 87D07' WEST 223.17 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION, RUNNING THENCE SOUTH 87D07' WEST 262.32 FEET, THENCE SOUTH 5D59' WEST 171.54 FEET; THENCE SOUTH 88D16' EAST 280 FEET; THENCE NORTH 192.32 FEET, MORE OR LESS, TO POINT OF BEGINNING.

Parcel Number - 19-033-0048 (description per Weber County Parcel Search)

PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1601.8 FEET NORTH 0D31' EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 87D57' EAST 282.6 FEET THENCE NORTH 5D48' EAST ALONG THE CENTER LINE OF STREET 143 FEET, THENCE NORTH 88D16' WEST 230 FEET THENCE NORTH 5D48' EAST 90 FEET THENCE NORTH 88D16' WEST 386.7 FEET THENCE SOUTH 5D59' WEST TO THE SOUTHERLY CORPORATE LIMITS LINE OF PLAIN CITY, THENCE NORTHEASTERLY ALONG SAID CORPORATE LIMITS LINE TO A POINT NORTH 87D07' WEST AND NORTH 5D07' EAST ALONG THE WESTERLY CORPORATE LIMITS LINE OF PLAIN CITY FROM THE POINT OF BEGINNING, THENCE SOUTH 5D07' WEST ALONG SAID CORPORATE LIMITS LINE TO A POINT NORTH 87D07' WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 87D07' EAST TO BEGINNING. EXCEPTING FROM SAID TRACT OF LAND THAT PORTION THEREOF OWNED AND OCCUPIED BY HORACE A KNIGHT ON THE WEST AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO RULON JENKINS ON THE SOUTH. CONTAINING 1.24 ACRES MORE OR LESS.

Parcel Number - 19-033-0005 (description per Weber County Parcel Search)

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 1601.8 FEET NORTH 0D31' EAST AND NORTH 87D07' WEST 329.5 FEET FROM THE SOUTHEAST CORNER OF SAID

QUARTER SECTION AND RUNNING THENCE SOUTH 87D07' EAST TO THE WESTERLY CORPORATE LIMITS LINE OF PLAIN CITY, THENCE NORTH 5D07' EAST 115 FEET MORE OR LESS THENCE SOUTH 89D33' WEST ALONG SAID CORPORATE LIMITS LINE 194 FEET, THENCE SOUTH 82D08' WEST ALONG SAID CORPORATE LIMITS LINE TO A POINT NORTH 5D59' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 5D59' WEST TO POINT OF BEGINNING. EXCEPTING FROM SAID TRACT OF LAND THAT PORTION THEREOF OWNED AND OCCUPIED BY HORACE A KNIGHT ON THE WEST AND EXCEPT THAT PORTION HERETOFORE CONVEYED TO RULON JENKINS ON THE SOUTH. CONTAINING 0.13 ACRE MORE OR LESS.

Parcel Number – 19-033-0004 (description per Weber County Parcel Search)

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WEST 1320 FEET NORTH 1634.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LAND AS DEFINED BY W.D. RECORDED IN BOOK 633, PAGE 363, AND SOUTH 89D17' EAST 1137.7 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 15D03' WEST TO THE CORPORATE LIMITS LINE OF PLAIN CITY, THENCE SOUTHWESTERLY ALONG SAID CORPORATE LIMITS LINE TO A POINT NORTH 5D59' EAST AND NORTH 89D17' WEST FROM THE BEGINNING, THENCE SOUTH 5D59' WEST TO A POINT NORTH 89D17' WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 89D17' EAST TO THE POINT OF BEGINNING.

Parcel Number – 19-033-0040 (description per Weber County Parcel Search)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION, RUNNING THENCE WEST 1320 FEET ALONG THE SECTION LINE, THENCE NORTH 1634.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LAND CONVEYED TO BANK OF UTAH BY DEED RECORDED IN BOOK 633, PAGE 363, WEBER COUNTY RECORDS, THENCE SOUTH 89D17' EAST 1137.7 FEET, THENCE NORTH 15D03' WEST 390 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE COUNTY ROAD KNOWN AS 2150 NORTH STREET, RUNNING THENCE SOUTH 5D59' WEST 161.0 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88D16' EAST 60.35 FEET, THENCE SOUTH 15D03' EAST 134.69 FEET TO THE SOUTHERLY CORPORATE LIMITS OF PLAIN CITY TOWN, THENCE SOUTH 82D08' WEST 120 FEET, MORE OR LESS, ALONG SAID CORPORATE LIMITS LINE, THENCE NORTH 5D59' EAST 139 FEET TO THE PLACE OF BEGINNING.

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

Passed and ordered posted this ____ day of _____, 2026.

Mayor Phil Meyer

ATTEST:

City Recorder

Zoning Overlay Application

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

Location of Property 2183 N 4650 W

Land Serial Number(s) 190330052

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

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

*Property Owner John Dixon

Phone 8019400232 Fax _____ Email _____

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

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

Phone 8608369743 Fax _____ Email brian@propertiesforhope.com

Mailing Address 1366 N 1250 E Lehi, UT Zip 84043

LEGAL DESCRIPTION: Please Attach

TOTAL AREA – Acres or Square Feet: 0.5 acres

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

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - adopted goals and policies as expressed in Plain City's General Plan
 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?

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

- **Current property owner(s) must sign application (see attached affidavit)**

AFFIDAVIT

PROPERTY OWNER

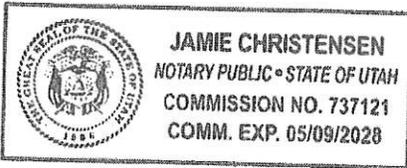
STATE OF UTAH)
) ss
COUNTY OF WEBER)

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

John E. Dixon
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5 day of November, 2025.



Jamie Christensen
(Notary)
Residing in Weber County, Utah

My commission expires: 05/09/2028

AGENT AUTHORIZATION

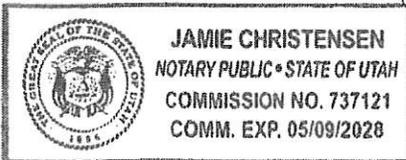
I (we), John Ellis Dixon, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brian Bingham to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering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

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

John E. Dixon
(Property Owner)

(Property Owner)

Dated this 5 day of November, 2025, personally appeared before me John Ellis Dixon, Brian Bingham the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Jamie Christensen
(Notary)
Residing in Weber County, Utah

My commission expires: 05/09/2028

Zoning Overlay Application

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

Location of Property 2131 N 4650 W

Land Serial Number(s) 190330048, 190330005, 190330004, 190330040

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

FEE: \$500.00 **Date paid** _____ **Receipt #** _____

*Property Owner Donnie J Harris II

Phone _____ Fax _____ Email _____

Mailing Address _____ Zip _____

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

Phone 860-836-9743 Fax _____ Email brian@propertiesforhope.com

Mailing Address 1366 N 1250 E Lehi, UT, 84043 Zip _____

LEGAL DESCRIPTION: Please Attach

TOTAL AREA – Acres or Square Feet: 2.5 acres

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 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
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Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

- **Current property owner(s) must sign application (see attached affidavit)**

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF WEBER)

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

(Property Owner)

(Property Owner)

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

(Notary)
Residing in Weber County, Utah

My commission expires: _____

AGENT AUTHORIZATION

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

(Property Owner)

Properties for Hope, LLC and Grow Development, LLC
(Agent)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in Weber County, Utah

My commission expires: _____



PLAIN CITY SENIOR OVERLAY
CONCEPT
PLAIN CITY, WEBER COUNTY, UTAH

Plain City

Future Land Use

8/30/2018

--- Plain City Boundary

--- Study Area Boundary

Equestrian

Critical and Sensitive Lands

Parks, Recreation, and Open Space

Open Space, Agriculture, and Low Density Residential

Low Density Residential

Medium Density Residential 1 *REV 8, 9*

Medium Density Residential 2 *REV 15*

Medium Density Residential 3 *REV 11*

High Density Residential

Commercial

Industrial

City Center

Municipal, Schools, and Churches

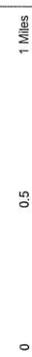
Principal Arterial

Minor Arterial

Collector

Local

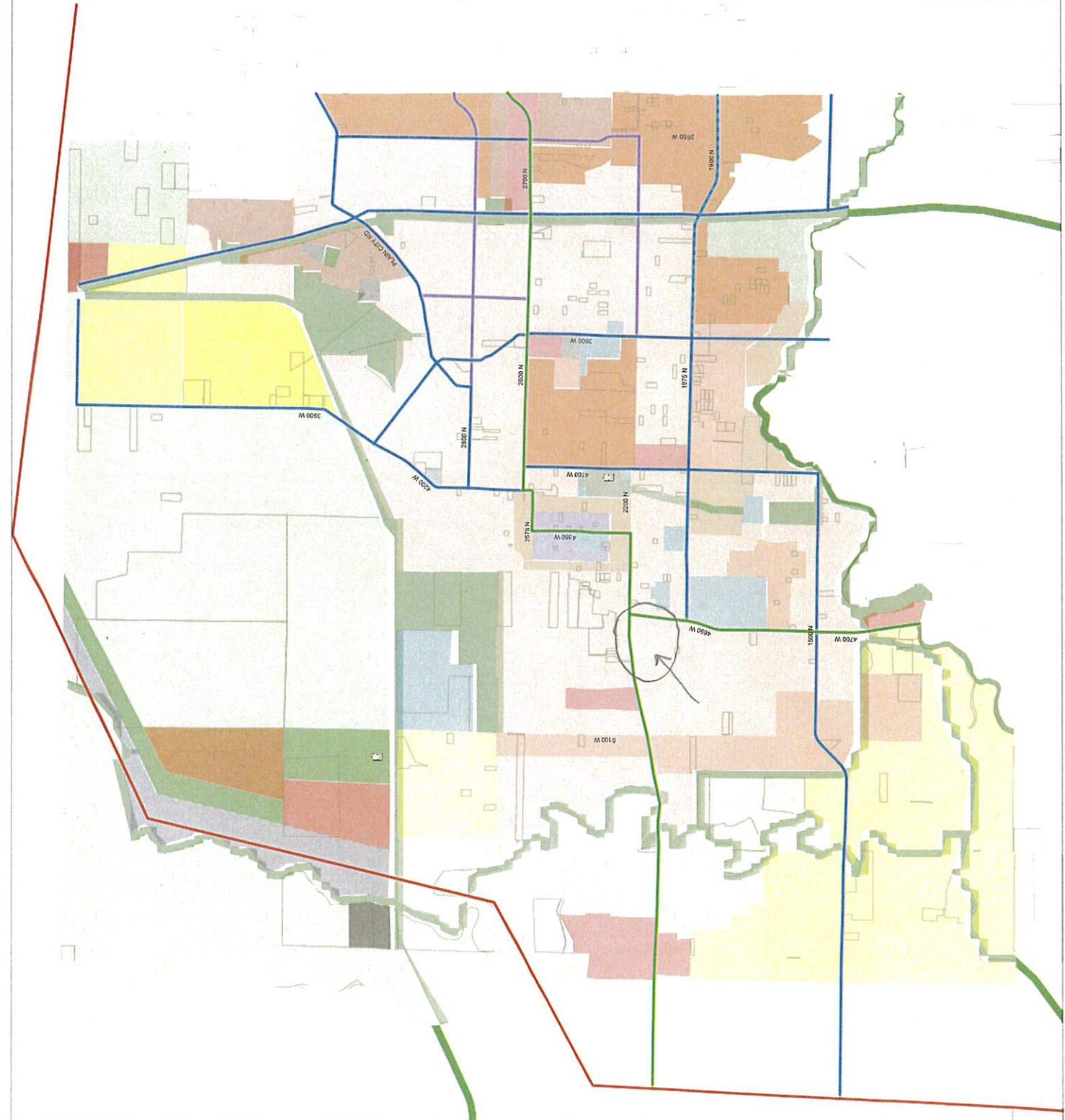
HF Bus (Transit)



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5111 | PLAIN CITY



Dear Mayor and City Council,

I am writing to express my interest in serving on the Plain City Planning Commission.

My husband and I have intentionally chosen to build our life in Plain City because of the strong sense of community, rural character, and family-centered environment that make this area such a special place to live. As a parent raising children here and as someone invested in building our future in Plain City, I care deeply about the decisions that shape how our community grows in the years ahead.

Professionally, I have served as Chief Operating Officer for several successful digital businesses, helping manage and scale companies generating over a million dollars in annual revenue. In this role I have overseen operations, guided strategic decision-making, and managed complex projects that require thoughtful planning, organization, and long-term vision. This experience has strengthened my ability to evaluate information carefully, ask thoughtful questions, and consider both immediate and long-term impacts when making decisions.

I was also raised in a family closely connected to the construction and development industry. My father was a general contractor and served as the construction manager for The Boyer Company for over two decades. Growing up around that work gave me an early understanding of the building process, development considerations, and the importance of thoughtful planning when shaping communities.

In addition, as the founder of Huejass Homestead, I have built a family-centered brand focused on community, education, and lifestyle resources. Through this work I regularly plan projects, communicate with diverse audiences, and consider how decisions affect families and communities.

Outside of my professional work, I am actively raising and educating my children here in Plain City while building our family home in the community. These experiences give me a personal perspective on how development decisions affect families, open space, safety, and the long-term character of our city.

Plain City is at an important point where growth must be approached thoughtfully to preserve the character and values that define the community. I would welcome the opportunity to contribute to decisions that support responsible development while protecting the rural identity and family-focused environment that residents value. I believe good planning requires carefully weighing community input, long-term infrastructure needs, and the overall vision for how the city should develop over time.

If selected to serve on the Planning Commission, I would approach the role with a commitment to careful preparation, listening respectfully to residents and applicants, and helping ensure Plain City continues to grow in a thoughtful and responsible way.

Thank you for your time and consideration. I would be honored to serve the residents of Plain City in this capacity.

Sincerely,
Katelyn Shaw
Plain City Resident



Planning Commission

From Alex Leonardi <aleonardi@co.davis.ut.us>
Date Mon 3/9/2026 2:12 PM
To Diane Hirschi <dianeh@plaincityutah.gov>

Diane,

Please accept this letter as a formal expression of my interest in the available seat on the Plain City Planning Commission. As a near lifelong resident, I am deeply invested in our community's future and eager to contribute my professional expertise to our city's governance.

Professional Background & Expertise

Currently, I serve as an Economic Developer for Davis County. In this role, I facilitate growth and strategy for 15 cities, working directly with Mayors and County Commissioners. This position has provided me with:

- **Government Fluency:** A deep understanding of municipal functions, public process, and the nuances of local government.
- **Objective Decision-Making:** The ability to prioritize professional, data-driven decisions that serve the majority interest over personal preference.
- **Technical Training:** I have completed extensive coursework through the IEDC (International Economic Development Council) and am currently on track for my Entrepreneurship Development Professional and Certified Economic Developer (CEcD) credentials.

Vision for Plain City

I understand that growth is inevitable, and while change can be difficult for a community we love, I am passionate about structured, appropriate development. I believe I offer a unique blend of local heart and professional "know-how" that can help Plain City grow without losing the character that makes it a wonderful place to live.

I would welcome the opportunity to discuss how my background in regional economic development can support the Planning Commission's goals.

Sincerely,

3189 N. 3450 W.

--
Alex Leonardi
Economic Development Coordinator
Office of Community & Economic Development
61 S. Main Street | Suite 304 | Farmington | UT
O: 801.451.3271 | C: 801.698.4863
Email: aleonardi@daviscountyutah.gov



Letter of interest for Planning Commission

From gary westergard <westergard1111@yahoo.com>

Date Thu 1/22/2026 10:35 AM

To Diane Hirschi <dianeh@plaincityutah.gov>

Dear Mayor and Members of the City Council,

I am writing to express my interest in serving on the Plain City Planning Commission. I have a strong background in land use, development, and municipal regulations, and I would welcome the opportunity to continue serving the community in this role.

I have many years of experience working with developers and subdivisions and am familiar with the rules and regulations that govern cities and counties. This experience has given me a practical understanding of zoning, planning standards, and the importance of balancing growth with the long-term vision and character of the community.

In addition, I have served two rotations on the Board of Adjustments. Through that service, I gained valuable experience reviewing applications, interpreting ordinances, listening to public input, and making decisions that are fair, consistent, and grounded in city code. I understand the responsibility that comes with these roles and the importance of thoughtful, well-reasoned decision-making.

I care deeply about Plain City and its future. I believe my experience, familiarity with local processes, and commitment to responsible planning would allow me to contribute positively to the Planning Commission and support the City Council's goals.

Thank you for your time and consideration. I would be honored to serve and am happy to provide any additional information or meet to discuss my interest further.

Sincerely,

**Gary Westergard
2274 N 4275 W
Plain City, UT 84404
801-388-0828**