

**APPLICATION FOR
AMENDMENT TO A SUBDIVISION**

Subdivision Name Plain View Estates Zone RE-20 Date Submitted 2/24/2020
 Address of Subdivision 1810 N. 3375 W. Plain City, UT
 No. of Units or Lots being affected by the amendment: 3
 Owner Name Three Buxton Full Address 1810 N. 3375 W. Plain City UT
 Phone # 801-430-4065 Cell # 801-430-4065 Fax # —
 Subdivider's Name SAME AS ABOVE Full Address _____
 Phone # _____ Cell # _____ Fax # _____
 Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:
Three Buxton@buxtonmastery.com -

Describe the amendment to the subdivision plat:
Marys Property Lane 20' WIDE 1810 N. 185' WIDE.
1836 N. 145' WIDE. Marys First Parcel of 1836 N East 20'
MARYS DEPT #155' (SEE ATTACHED PLAN.)

The above information is true and accurate to the best of my knowledge.
 Date 2/24/2020
 Signature [Handwritten Signature]

Office Use Only
 Subdivision Amendment Fee: 300.00
 # 0039024

PC Approval Date: _____
 CC Approval Date: _____



Memorandum

To: Tammey Folkman, Land Use Specialist
Plain City Corporation

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

Date: March 10, 2026

Subject: Plain View Subdivision 1st Amendment (Tyler Buxton)

We have reviewed the survey information submitted regarding the proposed plat amendment for Lots 30 and 31 in the Plain View Subdivision and have no concerns. Consequently, we recommend the subject plat amendment be accepted. If you have any questions or require additional information, feel free to contact me.

Tammy Folkman

From: Tyler Buxton <tyler@buxtonmasonry.com>
Sent: Tuesday, February 24, 2026 11:30 AM
To: Tammy Folkman
Cc: Tyler Buxton; blhimeiright@gmail.com
Subject: Request for Approval – Plain View Subdivision 1st Amendment (Lots 30 & 31)
Attachments: TYLER BUXTON AMENDMENT-PLAT.pdf

Dear Plain City Staff,

On behalf of the Tyler & Cheri Buxton Family Trust and Blair & Cindee Himeiright, we are submitting the **Plain View Subdivision 1st Amendment** plat for review and approval.

This amendment adjusts the common boundary between **Lot 30** (Tyler & Cheri Buxton Family Trust, 1810 North) and **Lot 31** (Blair & Cindee Himeiright, 1836 North) to accommodate practical needs for both property owners. Blair Himeiright is planning to construct a pole barn/shop at the rear (east side) of his property and requires additional depth to accommodate the building and meet applicable setback requirements. Tyler Buxton has purchased the property directly to the east, behind the existing homes, and needs a lane for access to this newly acquired property for future use.

To accomplish this, Blair is conveying 20 feet from the south side of Lot 31 to Lot 30 to provide Tyler with an access lane, and Tyler is conveying 20 feet along the rear (east side) of Lot 30 to Lot 31 to provide Blair with additional depth for his planned pole barn/shop. This boundary adjustment is mutually beneficial, does not create any new lots, does not change public street access or impact utilities, and maintains compliance with Plain City RE-20 zoning and yard setback standards.

Attached for your review are:

- The Plain View Subdivision 1st Amendment plat (February 2026), including surveyor's certificate, owner's dedication, notes, and signature blocks.
- A signed formal request letter from both property owners. (I will deliver hard copies of wet signatures today)

We respectfully request that this item be placed on the appropriate agenda(s) for consideration by the Planning Commission and City Council, and that City staff proceed with the standard review and approval process. Please let us know if any additional information or documentation is needed.

Thank you for your time and assistance.

Sincerely,

Tyler Buxton

Tyler & Cheri Buxton Family Trust, Trustee
1810 North 3375 West
Ogden, UT 84404

PLAIN CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATION

APPLICANT'S NAME Mike Davey DATE SUBMITTED 12/2/2025

ADDRESS 65 E Wadsworth Park Dr STATE UT ZIP 84020

PHONE NO 801-631-9722 EMAIL Mike@bhdarchitects.com

ADDRESS OF SITE BEING CONSIDERED: 3650 West Plain City Road, Plain City, UT

TAX ID NUMBER OF PARCELS BEING CONSIDERED: 190-240-084

FFEE: \$200.00 Date Paid 12-10-25 Receipt No. 2038749

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 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.

(c) How will the proposed use be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, and landscaping? The project is compatible with nearby residential uses due to low traffic volumes, adequate on-site parking, and modest building scale. Landscaping, architectural style, and site layout ensure the facility blends well with existing and future development.

(d) How does the proposed use conform to the goals, policies, governing Principles and projected land use of the General Plan? The proposed use aligns with the General Plan by providing a community-oriented facility that supports neighborhood cohesion and orderly growth. Its location and low-intensity nature fit the Plan's goals for compatible, stable, and well-integrated land use.

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

Name	Address
------	---------

see attached list	

Date	Signature of Applicant
<u>2 Dec 2025</u>	

I authorize _____ to act as my agent in all matters relating to this application.

see attached owner affidavit for owner authorization

Owner of Property _____

FOR OFFICE USE

Approved/Denied

Date _____

Permit #: _____

Conditions:

- 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.
 - c The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

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

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

Surveyor's Name: Tyler Nielson Email: tyler@gecivl.com Phone#: OFF 801-416-0202 cell 801-391-8336	Engineer's Name: Tyler Nielson Email: tyler@gecivl.com Phone#: off 801-476-020 cell 801-391-8336
Property Owner #2 Information (if Applicable) Name: _____ Phone: _____ Email: _____	Name of Intended Escrow Holder Name: _____ Phone: _____ Email: _____
Applicant Information Name: Craig Jensen Phone: 801-698-7180 Email: crjensen82@yahoo.com	Property Owner #1 Information Name: Deep Roots Investments LLC Phone: 801698-7180 Email: crjensen82@yahoo.com

Engineer - 1,331-00

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

THIS BOX IS FOR OFFICIAL USE ONLY:

PLAIN CITY

Date Received: *1-14-20*

Receipt #: *0038881*

Amount Paid: *2,081.00*

GENERAL INFORMATION

County Tax Parcel Number: *240500021. Also part f 240500062 and 240500053*

Current Zoning of Property: *RE 15*

Filing Fee - 2000

Subdivision 5500

11. Lots

Name of Proposed Subdivision: *Legacy Heights*



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: March 12, 2026

Subject: Legacy Heights Subdivision, 2nd Plan Review

I have reviewed the revised plans for the proposed Legacy Heights Subdivision in Plain City. It appears that the review comments on my previous review memorandum have been adequately addressed. I recommend this development be approved.

If you have any questions, 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: February 17, 2026

Subject: Legacy Heights Subdivision, Plan Review (revised)

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

1. The proposed development is currently a long dead-end street that is longer than the maximum allowed cul-de-sac. However, the plans show a stub street that would alleviate this situation in the future. This item should be discussed by the Planning Commission.

2. Pressure sewer and secondary water lines should be stubbed to the west in 2475 North Street.

3. Cullinary and secondary water providers must review and approve these plans.

4. The plans appear to show a stormwater retention pond. Retention ponds are generally undesirable. Consequently, detailed design information and calculations must be submitted that include overall pond capacity and storage requirements, actual and design percolation rates, the proximity of groundwater to the pond bottom and location of the emergency overflow, etc.

5. If the retention pond is approved, the pond must be lined with crushed rock and a weed mat. A 6-foot chain link fence must be shown around the pond. The fence must also include a 12-foot maintenance access gate.

6. A street sign/stop sign and a streetlight should be placed at the southwest corner of intersection of 3825 West and 2475 North. Streetlights should also be shown at the end of the proposed cul-de-sac and at the south end of the retention pond parcel at approximately Station 1+85.

7. Plans appear to show inlet boxes at Stations 2+95, 3+51 and 7+76 on 3825 West Street with no associated piping. A portion of the storm drain pipe shown on the profile is not shown on the plan. (between Stations 6+64 and 8+60). Additionally, it does not appear that this section of the pipe will drain.

If you have any questions, feel free to contact me.

Plain City Comments Responses:

Sheet PP1:

1. Comment: The proposed development is currently a long dead-end street that is longer than the maximum allowed cul-de-sac
Response:

2. Comment: Pressure sewer and secondary water lines should be stubbed to the west at 2475 North Street.
Response: Pressure sewer and secondary water lines have been stubbed to the west at 2475 North Street. A label indicating future stub-outs for future development has been added. Refer to the revised plan set, Sheet C1.

3. Comment: The culinary and secondary water providers must review and approve these plans
Response: The plans have been submitted to the culinary and secondary water providers for review and approval. Written approvals will be provided upon receipt.

4. Comment: The plans appear to show a stormwater retention pond. Retention ponds are generally undesirable. Consequently, detailed design information and calculations must be submitted that include overall pond capacity and storage requirements, actual and design percolation rates, the proximity of groundwater to the pond bottom and location of the emergency overflow, etc.
Response: We are currently waiting for the geotechnical report.

5. Comment: If the retention pond is approved, the pond must be lined with crushed rock and a weed mat. A 6-foot chain link fence must be shown around the pond. The fence must also include a 12-foot maintenance access gate.

Response: The retention pond is lined with crushed rock and a weed mat. A 6-foot chain-link fence with a 12-foot-wide maintenance access gate has been added. Refer to the revised plan set, Sheet RP1.

6. Comment: A street sign/stop sign and a streetlight should be placed at the southwest corner of intersection of 3825 West and 2475 North. Streetlights should also be shown at the end of the proposed cul-de-sac and at the south end of the retention pond parcel at approximately Station 3+12.

Response The required stop signs, street signs, and streetlights have been added at the specified locations. Refer to the revised plan set, Sheet C1.

7. Comment: Plans appear to show inlet boxes at Stations 2+95, 3+51 and 7+76 on 3825 West Street with no associated piping. A portion of the storm drain pipe shown on the profile is not shown on the plan. (between Stations 6+64 and 8+60). Additionally, it does not appear that this section of the pipe will drain.

Response: The inlet boxes previously shown at Stations 2+95, 3+51, and 7+76 are no longer proposed and have been removed. The storm drain piping has been corrected to ensure proper drainage continuity. Refer to the revised plan set, Sheet C1.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: February 4, 2026

Subject: Legacy Heights Subdivision, Plan Review

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

1. The proposed development is currently a long dead-end street that is longer than the maximum allowed cul-de-sac.
2. Pressure sewer and secondary water lines should be stubbed to the west in 2475 North Street.
3. The culinary and secondary water providers must review and approve these plans.
4. The plans appear to show a stormwater retention pond. Retention ponds are generally undesirable. Consequently, detailed design information and calculations must be submitted that include overall pond capacity and storage requirements, actual and design percolation rates, the proximity of groundwater to the pond bottom and location of the emergency overflow, etc.
5. If the retention pond is approved, the pond must be lined with crushed rock and a weed mat. A 6-foot chain link fence must be shown around the pond. The fence must also include a 12-foot maintenance access gate.
6. A street sign/stop sign and a streetlight should be placed at the southwest corner of intersection of 3825 West and 2475 North. Streetlights should also be shown at the end of the proposed cul-de-sac and at the south end of the retention pond parcel at approximately Station 1+85.
7. Plans appear to show inlet boxes at Stations 2+95, 3+51 and 7+76 on 3825 West Street with no associated piping. A portion of the storm drain pipe shown on the profile is not shown on the plan. (between Stations 6+64 and 8+60). Additionally, it does not appear that this section of the pipe will drain.

If you have any questions, feel free to contact me.

January 13, 2026

Craig Jensen

Crijensen82@yahoo.com
Work request 7551971

Dear Craig,

Rocky Mountain Power will supply power to a site located at or near 2450 N 3825 W Plain City, Utah.

- Applicant will apply for power by calling 1-888-221-7070.
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12. Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-686-1838

Respectfully,

Jake Barnett

Estimator

Rocky Mountain Power



1/12/2026

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

RE: **AVAILABILITY LETTER** – Legacy Heights

The development is located at 2450 N 3825 W approximately, and consists of 12 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 are paid to the District.
- The subdivision utility plan be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for this review is \$450 plus \$75 per lot. We consider this fee to be minimal and is only to cover the cost of review by the District administration and inspectors and the District Engineer. 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 subdivision 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 Hefflinger,
Assistant Manager

Board of Directors
Ronald Stratford – Chairman – Uinta, Weber County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Mantoloking/Slaterville
Jon Beesley – Plain City
Michelle Taly, - Hartsville

Management
Matt Fox, Manager
Kenny Hefflinger, Assistant Manager
Shauna Gilchrist, Administrative Manager



February 25, 2026

Plain City Planning
Re: Legacy Heights Subdivision
Parcel# 24-050-0021

To Whom It May Concern:

We have reviewed the plans for the Legacy Heights Subdivision, 2450 N 3825 W, Plain City, Utah. This property is not currently part of the secondary water district. The owner of this property will need to complete the inclusion process, which includes obtaining approval of our board of directors, paying any required fees, and providing water shares to bring the property into the water district.

We will service this development after the inclusion requirements have been met, all fees have been paid, and construction has been completed.

Please contact me with any questions or concerns.
Sincerely,

Jacee Bingham
jbingham@pineviewwater.com
Assessment Clerk
Pineview Water Systems
801-622-4352

471 West 2nd Street
Ogden, UT 84404
801-621-6555



August 25, 2025

Legacy Heights
2450 N 3825 W
Plain City, UT

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Subdivision Legacy Heights when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Cody Randall
Pre-Construction Representative

AFFIDAVIT

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

4. Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)
3. What is the estimated development schedule?
-the type of use requested and reasons why this use should be on this site
-public facilities (water, sewer, storm water, parks, schools, etc.)
-transportation impacts
-population served
-adjacent land uses
-adopted goals and policies as expressed in Plain City's General Plan
not limited to:
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:
-Current Plain City General Plan classification and zoning classification
-Requested change to the General Plan classification and zoning classification
1. Summarization of:
Please attach a letter addressing the following:

LEGAL DESCRIPTION: Please Attach
 TOTAL AREA – Acres or Square Feet: 7.76

Developer/Agent David Pitcher / Ophir Mountain LLC
 Phone 661-865-2945
 Fax
 Mailing Address 4474 N. Heahter Meadows Dr. Zip 84050
 E-Mail Address clearcreekdevelopment@yahoo.com

*Property Owner Western Basin Land and Livestock LLC
 Phone
 Fax
 Mailing Address 5238 W. 2150 N. Plain City, UT Zip 84404

FEE: \$200.00 Date paid *see* Receipt # *2032990*
 Request from Zone AG to Zone RE 18.5

Land Serial Number(s) 190340001

Location of Property Approx 2500 N. 5100 W.

Zoning Amendment Application
 Application #

AFFIDAVIT

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

1. Summarization of:
-Current Plain City General Plan classification and zoning classification
-Requested change to the General Plan 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)

Please attach a letter addressing the following:

LEGAL DESCRIPTION: Please Attach
 TOTAL AREA - Acres or Square Feet: 34.060

Developer/Agent CARSON JONES
 Phone 601-941-2018 Fax
 Mailing Address 905 24th St. Ste. 2 Zip 84401
 E-Mail Address carson.jones@bbjrei.com

*Property Owner Susan Stewart Living Trust
 Phone Fax
 Mailing Address 1175 W. Syracuse Zip 84075
 FEE: \$200.00 Date paid 3-5-20 Receipt # 2039045
 Request from Zone A1 to Zone RE30

Location of Property 5500 W. 2050 N. Plain City, Utah 84404
 Land Serial Number(s) Parcel # 190290031

Zoning Amendment Application

Application #

Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; COMMENCING AT A POINT IN THE CENTER OF COUNTRY ROAD 4060 FEET SOUTH AND SOUTH 89D55' EAST 1178.97 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31; RUNNING THENCE SOUTH 89D55' EAST 1370.48 FEET ALONG CENTER OF SAID ROAD; THENCE NORTH 9D00' EAST 422 FEET; THENCE NORTH 7D11' EAST 612 FEET; THENCE NORTH 88D25' WEST 1503.33 FEET; THENCE SOUTH 02D28' 22" WEST 1078.39 FEET TO THE POINT OF BEGINNING.

Plain City Planning Commission

4160 W 2200 N

Plain City, UT 84404 Subject: Narrative Letter for Rezone Request – Parcel 190-290-031, 38 Acres (A-1 → RE-30)

Dear Planning Commission Members,

On behalf of the property owners, we respectfully request the rezoning of approximately 38 acres located at 5500 West 2050 North, Plain City from A-1 (Agricultural) to RE-30 (Residential Estate, 30,000 sq. ft. lots). The intent is to allow a low-density residential subdivision consistent with the city's General Plan and the surrounding development pattern.

1. General Plan Consistency

The Plain City General Plan identifies this area for future low-density residential use. The requested RE-30 zoning supports that goal by encouraging estate-style lots that maintain the community's rural character while allowing responsible growth and infrastructure expansion.

2. Adjacent Land Uses

- North: Predominantly agricultural parcels transitioning toward residential use.
- South: Existing rural residential properties.
- East: Single-family lots and open agricultural land.
- West: Undeveloped agricultural ground.

The RE-30 classification provides a natural buffer between agricultural land and more compact neighborhoods to the east.

3. Population Served

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

4. 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 city standards and be dedicated to the public.

- Each development 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.

5. 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 Public Works.
- 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 city design standards.
- Other Services: Power, gas, and telecommunications are accessible to the property.

Schools and emergency services are within established service areas.

6. Reason for Rezone (A-1 → RE-30)

The change from agricultural (A-1) to residential estate (RE-30) is consistent with the General Plan's goals and currently on the future land use map 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.
- Balanced growth that meets housing demand while protecting Plain City's rural identity.

7. Development Schedule

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

We appreciate your time and consideration of this request and believe the proposed rezone reflects Plain City's vision for thoughtful, well-planned growth.

Sincerely,

Carson Jones/BBJREI

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 2059 NORTH, AND POINT BEING LOCATED NORTH 85°43'21" WEST 2978.49 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND NORTH 09°00'00" EAST 0.4124 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31, RUN AND THENCE ALONG THE CENTER OF SAID ROAD NORTH 88°21'56" WEST 351.57 FEET TO A POINT AT THE EXTENSION OF THE ROBERT ALLEY ESTATE SUBDIVISION; THENCE ALONG THE SUBDIVISION LINE OF THE EAST LINE OF SAID ROAD NORTH 02°26'25" EAST 1052.89 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG THE SOUTH LINE SOUTH 88°15'16" EAST 1455.05 FEET; THENCE SOUTH 88°50'21" WEST 697.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 88°50'21" WEST 697.47 FEET TO THE POINT OF BEGINNING, CONTAINING 1,483,670 SQUARE FEET OR 34.080 ACRES.

NARRATIVE

DATE	DESCRIPTION
DATE 01/20/2019	DRAWN
	CHECKED
	REVIEW

SURVEYOR'S CERTIFICATE

I, KIM 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 DIVISION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD IN ACCORDANCE WITH SECTION 7-22-20 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OR SURVEY PLANS ACCORDANCE WITH SECTION 7-22-20 AND HAVE SURVEY PLANS LOCATED AS INDICATED AND ARE SUFFICIENT TO RESOLVE ANY DISCREPANCIES THAT MAY BE LOCATED AS INDICATED AND THAT THE INFORMATION SHOWN HEREIN IS ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS DAY OF 2025.

KIM H. WHITNEY, PLS NO. 8227228

OWNER'S AFFIDAVIT

I, THE UNDERSIGNED OWNER(S) OF THE HEREIN 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.

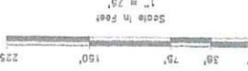
BY: _____

SIGNED THIS DAY OF 2025.

VICINITY MAP
NOT TO SCALE



- LEGEND**
- WESTERN COUNTY MOVEMENT AS NOTED
 - 24' REBAR AND CAP MARKED CORNER PLACEMENTS
 - SUBJECT PROPERTY BOUNDARY
 - ADJACENT PARCELS
 - SECTION LINE
 - LASER LINE
 - EXISTING FENCE LINE
 - PROPOSED ZONE
 - EXISTING ZONE

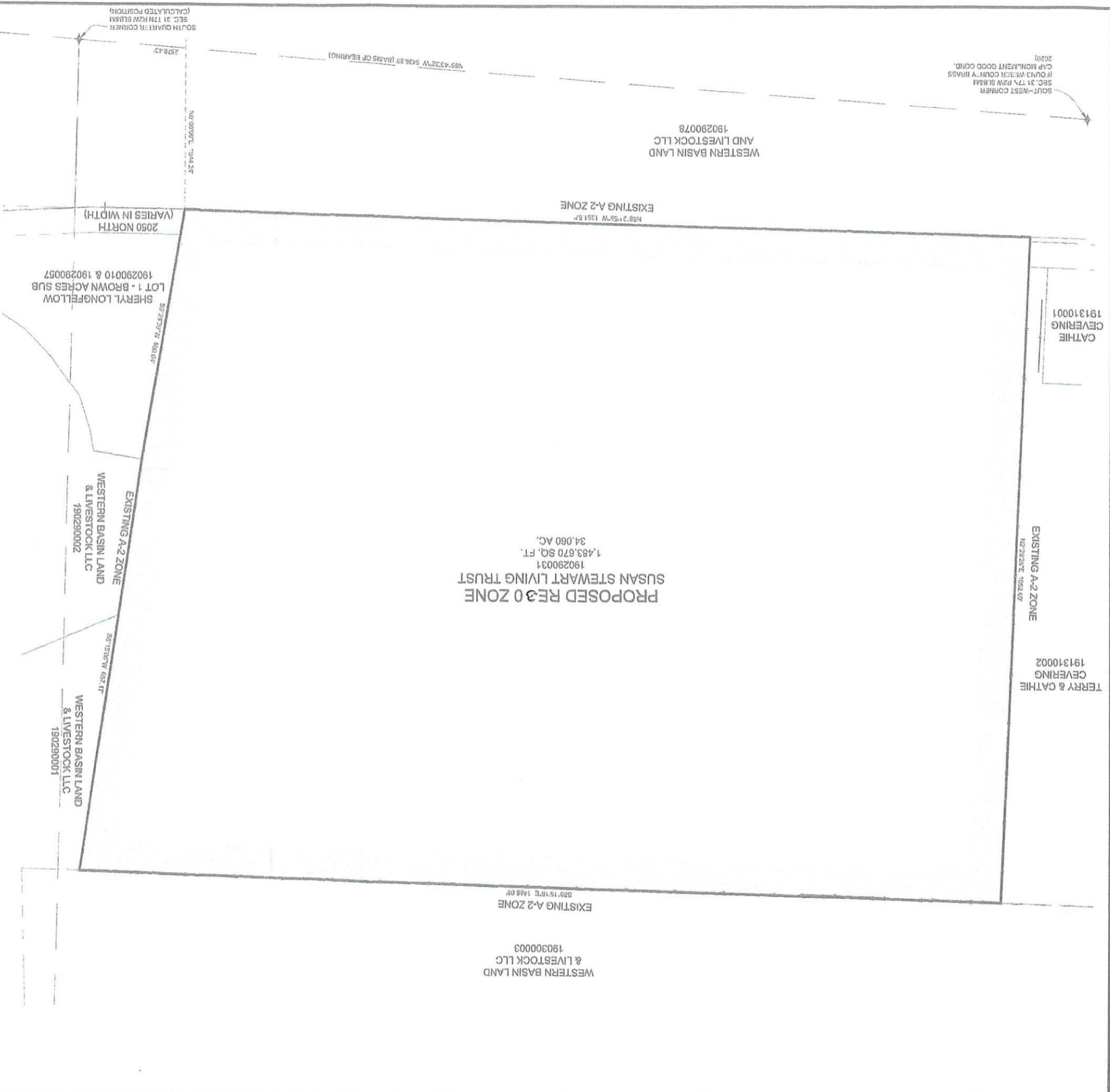


GARDNER ENGINEERING
CIVIL & LAND PLANNING
LAND SURVEYING
1530 W 2100 S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

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.1.B. AND M.

REVISIONS

DATE	DESCRIPTION



3-5-24

**APPLICATION FOR A PLAIN CITY
LOT LINE ADJUSTMENT AND CONSOLIDATION OF PARCELS**

Date Submitted 3-9-26 Lot Line Adjustment Consolidation of Parcels _____

Property Owner Name B+C Property Man. LLC / Joe Lynn Barker Email: ortmconstr@yahoo.com

Address 4227 W Pioneer Rd. Plain City, UT Plain City, UT

Phone 940-0869 Parcel No(s). 15-015-0067, 15-015-0066

No. of Existing Parcels 2 No. of proposed parcels 2

Existing Zone RE-20 (legal NON-conforming R20)

Please answer the following questions:

The lot line creates a new lot. Yes No

The affected property owners adjoining the lot line consent to the lot line adjustment. Yes No

The lot line creates a remnant parcel that did not previously exist. Yes No

The lot line creates a violation of zoning codes. Yes No

Surveyor's Name Jason Felt @ Reeves & Assoc. Address 516D S. 1500W. Riverton, UT Ph 801-671-3100

Engineer's Name David Address 5554 W. 2425N. Hooper Ph 801-792-1569

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

None

PLEASE NOTE IF REQUIRED:

All Engineer, Legal, and Planner Fees are the responsibility of the Person or Entity applying for the Lot Line or Consolidation process.

The new legal description shall not create a new parcel, remnant parcel or violate existing zoning ordinances.

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

Date

Mar 6, 2026

Signature

Bradley J. Orton

Office Use Only

Lot Line Adjustment Fee: 3000

Number of Copies Submitted: _____

Planning Commission Approval Date: _____

Consolidation of Parcel Fee: _____

Date Paid

3-9-26



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: March 18, 2026

Subject: Brad Orton, Property Line Adjustment

We have reviewed the survey information submitted for the proposed property line adjustment and have no engineering related comments.

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

WHEN RECORDED, PLEASE RETURN TO:

Name
Address
City, State, Zip

Tax Parcel ID Nos.:

BOUNDARY LINE ESTABLISHMENT

This Boundary Line Establishment ("Agreement") is made and entered into this 6 day of March, 2026, by and among

B & C Property Management D LC,; and

Jae Lynn Barker. Owner 1 and Owner 2 are sometimes collectively referenced in this Agreement as the "Parties", or individually referenced as a "Party".

RECITALS:

A. Owner 1 is the fee simple owner of certain real property in Plain City, Weber County, Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Owner 1 Parcel").

B. Owner 2 is the fee simple owner of certain real property in Plain City, Weber County, Utah, more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference (the "Owner 2 Parcel").

C. Due to ambiguity or uncertainty in the line common between Owner 1 and Owner 2, The Parties have agreed to enter into this Agreement to establish the common boundary line between said Owner 1 Parcel and said Owner 2 Parcel (collectively, the "Parcels").

D. In connection with this Agreement, that certain Record of Survey # _____, of the Parcels the has been prepared showing the location of the common boundary line between the Parcels, such survey attached hereto as Exhibit "C" (the "Survey"). The legal description for the exact location of the common boundary line between the Parcels is attached hereto as Exhibit "D."

AGREEMENT:

NOW, for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties agree as follows:

1. Confirmation of Parcel Boundary Lines. The Parties agree that the common boundary between the Owner 2 Parcel and the Owner 1 Parcel shall be as shown on the Survey with the legal description of such common boundary line being as described on Exhibit "D" attached hereto (the "Boundary Line").

[Signature Page Follows.]

10. Applicable Law. This Agreement shall be governed by and construed in accordance with and interpreted under the laws of the State of Utah

9. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

8. Recitals. The Recitals set forth above shall be binding upon the parties to this Agreement.

7. No Relationship. The Parties hereto do not, by this Agreement nor by any Parties' acts, become principal and agent, limited or general partners, joint venturers or of any other similar relationship of each other in the conduct of their respective businesses, or otherwise.

6. Authority. The undersigned represent and warrant that each of them has been duly authorized authority to execute this Agreement for and on behalf of the respective Parties. The undersigned further represent and warrant that this Agreement, when fully executed, shall constitute a legal, valid, and binding agreement for each of the respective Parties, enforceable in accordance with its terms.

5. Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a gift or a dedication of any portion of the Parcels to or for the general public or for any public purpose whatsoever, it being the intent of the parties that this Agreement be strictly limited to and for the purposes expressed herein.

4. Binding Effect/Recording in the Real Estate Records. This Agreement is intended to run with the parties' respective Parcels and bind the Parties to this Agreement, as well as their respective legal and personal representatives, heirs, assigns, successors-in-interest, executors and administrators. The parties acknowledge this Agreement shall be recorded in the official records of the office of the County Recorder for Davis County, State of Utah

3. Further Assurances. Each Party agrees to execute such amendments or agreements as may be necessary to effectuate the purposes of this Agreement, including but not limited to, any modifications to this Agreement as required by a title company. In addition, the Parties agree to cooperate in any subdivision plat modifications, if applicable, as may be required by any governmental authority.

2. Conveyance. To conform their respective parcels to the boundary Line described in Exhibit D the parties hereby convey by quitclaim to the appropriate party any and all of their right, title & interest in and to their respective parcels that is inconsistent with the Common Boundary Line as described in Exhibit D"

IN WITNESS WHEREOF, the Parties hereby execute this Agreement as of the 6 day of March, 2020.

OWNER 1: B & C Property Management D LC,

By: Bradley J. Orton
Bradley J. Orton - Owner

By: Charlene M. Orton
Charlene Orton - Owner

OWNER 2: Jae Lynn Barker

By: Jae Lynn Barker
Jae Lynn Barker



The foregoing instrument was acknowledged before me this 6 day of March, 2020, by Jae Lynn Barker as Owner of 4229 W Pioneer Road, Plain City, Utah
Erika Carroll
NOTARY PUBLIC
Residing at: Plain City UT

My Commission Expires: 06/17/2029



The foregoing instrument was acknowledged before me this 6 day of March, 2020, by Charlene Orton as owner of B & C Property Management D LC at 4227 W Pioneer Road, Plain City, Utah
Erika Carroll
NOTARY PUBLIC
Residing at: Plain City UT

My Commission Expires: 06/17/2029



The foregoing instrument was acknowledged before me this 6 day of March, 2020, by Bradley L. Orton as owner of B & C Property Management D LC at 4227 W Pioneer Road, Plain City, Utah
Erika Carroll
NOTARY PUBLIC
Residing at: Plain City UT

My Commission Expires: 06/17/2029

STATE OF Utah
COUNTY OF Weber
:ss.)

STATE OF Utah
COUNTY OF Weber
:ss.)

STATE OF Utah
COUNTY OF Weber
:ss.)

EXHIBIT "A"

Owner 1 Parcel

Tax Parcel ID No: 15-015-0062

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 947.34 FEET ALONG SECTION LINE FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 66°40'19" WEST 644.03 FEET; THENCE NORTH 14°25'31" EAST 254.45 FEET; THENCE SOUTH 65°16'30" EAST 150 FEET; THENCE NORTH 5°25' EAST 100 FEET; THENCE 65°16'30" EAST 150 FEET, MORE OR LESS, ALONG SOUTHERLY SIDE OF ROAD TO WESTERLY LINE OF GRANTEE'S PROPERTY; THENCE SOUTH 119.93 FEET, MORE OR LESS, ALONG SAID LINE TO THE SOUTHWEST CORNER OF GRANTEE'S PROPERTY; THENCE SOUTH 66°13'31" EAST 270 FEET, MORE OR LESS, ALONG SOUTHERLY LINE OF GRANTEE'S PROPERTY TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 218.92 FEET, MORE OR LESS, ALONG SECTION LINE TO POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF WITHIN FREMONT ESTATES SUBDIVISION PHASE 1 (E# 2091605) & PHASE 2 (E# 2166160).

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE MERIDIAN U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF EXISTING ROAD, SAID POINT BEING NORTH 1266.26 FEET ALONG SECTION LINE AND NORTH 66°13'31" WEST 313.95 FEET NORTH 14°36'59" EAST 119.93 FEET TO SOUTHERLY SIDE OF EXISTING ROAD AND NORTH 65°16'30" WEST 150 FEET ALONG SOUTHERLY SIDE OF SAID ROAD FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 5°25' WEST 100 FEET, THENCE NORTH 65°16'30" WEST 150 FEET; THENCE NORTH 5°25' EAST 100 FEET TO SOUTHERLY SIDE OF ROAD; THENCE SOUTH 65°16'30' EAST 150 FEET ALONG SOUTHERLY SIDE OF SAID ROAD TO THE POINT OF BEGINNING.

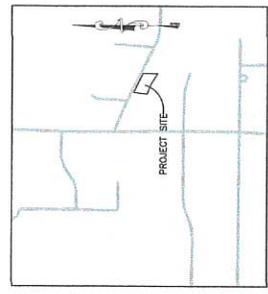
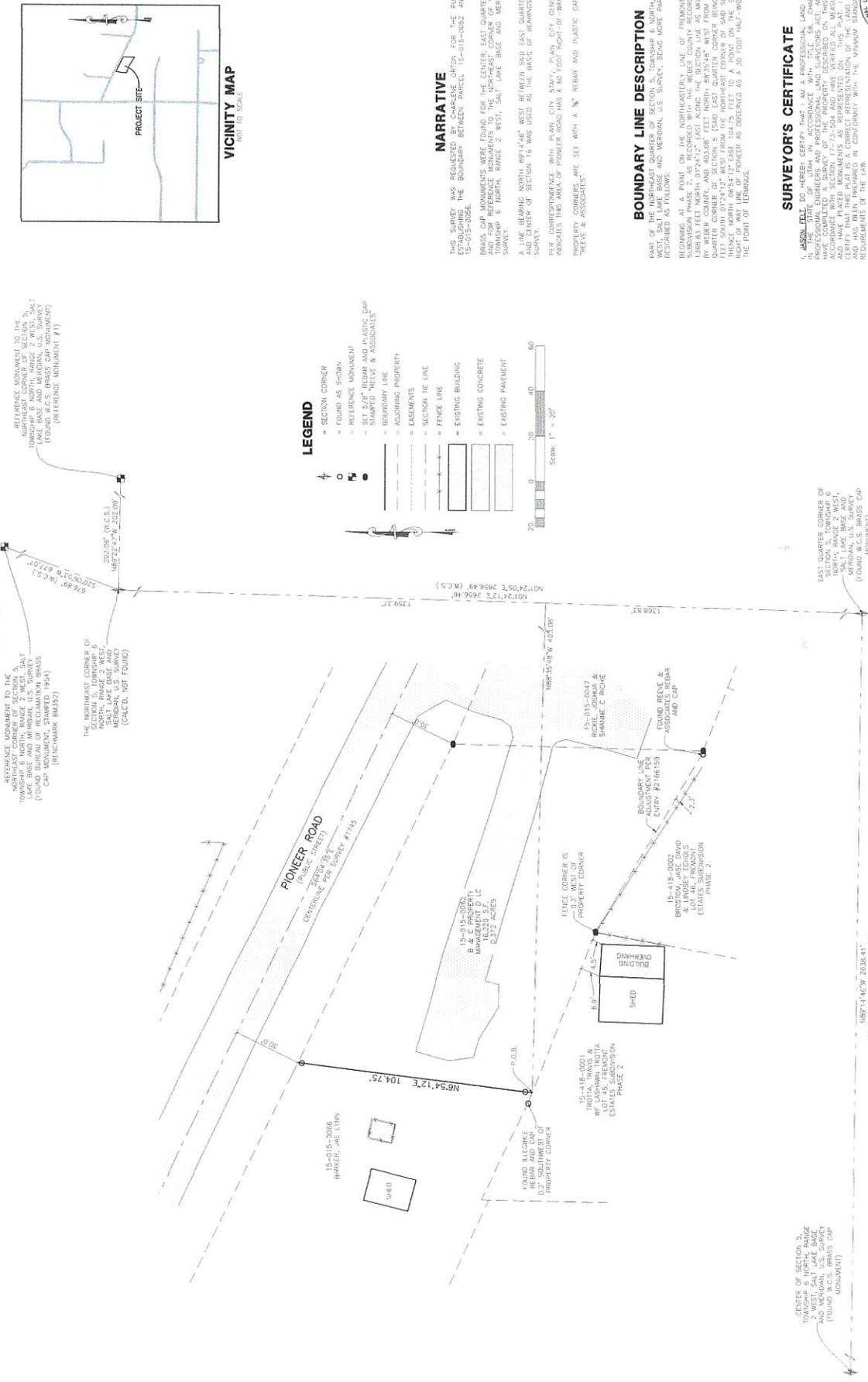
Tax Parcel ID No: 15-015-0066

Owner 2 Parcel

EXHIBIT "B"

Exhibit "C" Fullsize

BOUNDARY LINE ESTABLISHMENT
 4227 W PIONEER RD, PLAIN CITY, UT 84404
 PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 PLAIN CITY, WEBER COUNTY, UTAH
 MARCH, 2026



LEGEND

- SECTION CORNER
- FOUND AS SHOWN
- REFERENCE MONUMENT
- SET 3/4" REBAR AND PLASTIC CAP
- BENCHMARK LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION LINE
- FENCE LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT

NARRATIVE

THIS SURVEY WAS REQUESTED BY CHARLES ORTON FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY BETWEEN PARCEL 15-015-0052 AND PARCEL 15-015-0056.

BRASS CAP MONUMENTS WERE FOUND FOR THE CENTER EAST QUARTER CORNER AND FOR REFERENCE MONUMENTS TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°14'46" WEST 2638.41' (CALC'D. NOT FOUND) AND CENTER OF SECTION 16 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PER CORRESPONDENCE WITH PLAIN CITY STAFF, PLAIN CITY GENERAL PLAN REQUIRES THIS AREA OF PIONEER ROAD HAS A 60' FOOT RIGHT-OF-WAY.

PROPERTY CORNERS ARE SET WITH A 3/4" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES'.

BOUNDARY LINE DESCRIPTION

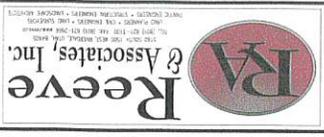
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS A PART OF THE NORTHEASTERN LINE OF FERRIS BEARINGS SUBDIVISION PHASE 2, AS RECORDED WITH THE WEBER COUNTY RECORDER BEING 158841 FEET NORTH 07°24'12" EAST 1.000' THE SECTION LINE AS MANIFESTED BY BRASS CAP MONUMENTS TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 2656.48 FEET SOUTH 07°24'12" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, RIGHT OF WAY LINE OF PIONEER AS OBSERVED AS A 60' FOOT HALF-WIDTH, BEING THE POINT OF TERMINUS.

SURVEYOR'S CERTIFICATE

I, JASON FELD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 56, CHAPTER 22, UTAH CODE ANNOTATED, AND THAT I AM THE SURVEYOR OF THIS PLAT. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 56-2-501 AND HAVE VERIFIED ALL MEASUREMENTS, CALCULATIONS AND BEARINGS AND DISTANCES AND HAVE THEREBY CERTIFIED THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND CONFORMS TO THE REQUIREMENTS OF THE LAW.

SIGNED THIS 15th DAY OF MARCH, 2026.

92392823
 UTAH LICENSE NUMBER



REVISIONS	DATE	DESCRIPTION

BOUNDARY LINE ESTABLISHMENT
 PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 PLAIN CITY, WEBER COUNTY, UTAH
 4227 W PIONEER RD, PLAIN CITY, UT 84404
B & C PROPERTY MANAGEMENT D LC

Project Info.
 Surveyor: FELT
 Designer: A. WELLS
 Begin Date: 2/26/26
 Name: ORTON
 Scale: 1"=50'
 Number: 8673-01

Sheet 1 of 1
 1



EXHIBIT "D"

New Common Boundary Line

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF FREMONT ESTATES SUBDIVISION PHASE 2, AS RECORDED WITH THE WEBER COUNTY RECORDER BEING 1368.83 FEET NORTH 01°24'12" EAST ALONG THE SECTION LINE AS MONUMENTED BY WEBER COUNTY, AND 403.08' FEET NORTH 88°35'48" WEST FROM THE EAST QUARTER CORNER OF SECTION 5 (SAID EAST QUARTER CORNER BEING 2656.46 FEET SOUTH 01°24'12" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 5); THENCE NORTH 06°54'12" EAST 104.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PIONEER AS OBSERVED AS A 30 FOOT HALF-WIDTH, BEING THE POINT OF TERMINUS.