

Plain City Planning Commission/City Council  
Minutes of Work Meeting  
April 23, 2026

Plain City Planning Commission/City Council met in a work meeting at City Hall on Thursday, April 23, 2026 also accessible via ZOOM beginning at 7:00p.m.

Planning Commissioners: Chairman Maw  
Commissioner Ableman, Skeen, Ortega, McBride, Westergard

Staff: Tammy Folkman, Dan Schuler, Diane Hirschi, Mike Hansen

City Council: Mayor Meyer, Councilman Wilson and Favero

Attendees: Dennis Hadley, Kate Hanks, Katelyn Shaw, Carl Miller, Sheila Saunlus, Sean Jones, Bryce Yearsley, Tom & Tina Favero, Dave Watkins

Zoom Attendees: M. Moyes, Mike Phillips, Taylor, Bryce Y, T(Guest), Katelyn Shaw

Welcome: Chairman Maw

1. Approval of Meeting Minutes for April 9, 2026  
**Commissioner Skeen motioned to approve meeting minutes for April 9, 2026. Commissioner Ableman seconded the motion. Commissioners McBride, Ableman, Skeen, Ortega and Chairman Maw voted aye. The motion carried.**

Legislative Items:

Motion: set a public hearing on May 14, 2026 for rezone of property at approx. 4600 W 2350 N from A-1 to RE-18.5 William and James Fox, Johnson Family Trust (Taylor Leavitt)

**Commissioner Ableman motioned to set a public hearing on May 14, 2026 for rezone of property at approx. 4600 W 2350 N from A-1 to RE-18.5 William and James Fox, Johnson Family Trust. Commissioner Ortega seconded the motion. Commissioners McBride, Ableman, Skeen, Ortega and Chairman Maw voted aye. The motion carried.**

Work Meeting #2

Chairman Maw welcomed the general public out to our work meeting on the general plan and explained what we were going to do as we open the general plan.

Mayor Meyer thanked everyone for being here tonight he knows it's a long commitment and it is going to be a long process. He asked if anyone had seen the Standard Examiner article last night by UDOT. He stated there was one interesting statistic that was quoted. By 2050 the number of homes in Western Davis and Weber County will increase by 74%. This is one of the purposes we are planning for the future. There will be lots of community input. Mike mentioned this is the demand and we don't have to have townhouses on every corner.

For part one Mike wanted to make sure we are all on the same page as to how we are going to talk to the community. He would like to get feedback from the community and ask what is next for Plain City. He did mention if we have time there are a few things we will need to know concerning 2026 legislation and Land Use Code drafting priorities. Mike stated what we are trying to design tonight is an open house format instead of a public hearing at this point.

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*Welcome “presentation” by a check-in table. Comment forms turn-in.  
Open area with tables and signs. Posters people can write on.  
Area for 10min overview presentation? (Runs every ~30min. (importance of planning, role of the plan/zoning, etc).*

He also talked about how the room would be set up with interactive displays so we can get the public's input. He would like to interrupt every 30 minutes and do an 8–10-minute presentation about *what is the general plan and why are you here*. We need to decide who will be standing at the tables. Mike did say he likes to roam around the room. If we did the open house in the council chambers when you enter the doors you would have a **Welcome table** with cards and pens with a basket to turn your survey in. The next table could be an **Economy Finance table** how does sales tax influence the city and where does it come from, population change and how much vacant land we have. **Housing table** Mike indicated we will talk about this table later on tonight. **Infrastructure table** he wasn't sure if this was on everyone's mind he does feel we need it. **Parks/Trail table** he mentioned most people think this is the big giant key on the keyboard. **Transportation table** talk about the corridor coming through have a map to show what today's alignment looks like. **Land Use table** Mike feels like this could be two tables. He wanted to know if we are covering enough topics for the first meeting or not enough. He would like to have the website updated with survey questions; he will have paper copies as well for that night. Do we want a suggestion box. Everyone agreed that transportation was going to be a hot topic as well as parks/trails. The mayor liked the layout of the room. Mike would like to bring a TV and he has a trivia slide deck (*Did you know type of questions for Plain City*), he said this works really well it gets people thinking whole city not just my street.

Commissioner Westergard asked if there is a way to find out how many vehicles there are per household and commute time in and out of Plain City, school information enrollment and locations. Dan mentioned that Weber School District stated for every 800 homes that warrants another school. Chairman Maw stated he had a historical map for Plain City that he will forward to Mike. The city is doing a Transportation Master Plan currently. Somethings Mike wanted to see Actuals vs 2018 predictions and Assumptions, what zones changed since 2018 general plan.

There was a discussion on where the future roads should go and when to put them in the general plan. Mike likes to label things as here are your current conditions, here is what we want (desired), here is the assumption we are running off of today and here are our strategies based on it.

There was mention about our overlays. Mike indicated he does not like overlays. Chairman Maw mentioned the reason we went to an overlay was because of the PRUD's we had and we were not getting the amenities we thought should come with them they kept getting pushed back to the next phase. He did say at the time we did not have backing in our ordinance to say this is not going to happen that is why we took PRUD's out of the ordinance and put in overlays. Commissioner Skeen stated we have more control over an overlay than the PRUD's. Mike did say overlays serve a purpose but they are not great for everything, he did say there is some confusion and conflict in our current zones as well as our general plan. He mentioned the state is asking everyone to be crisper and more precise in our plans and regulations.

Mike indicated our plan does need to talk about townhouses whether it is good or bad. He talked about having stickers so people can put them on a map of where they would like to see growth. They would only get one sticker. He would like to get people to think planning.

There was a suggestion to put the general exhibits in the hall. Mike would like the person facilitating the tables to have a sharpie and write down the bullet points of what people are wanting (*it is called must have in the new plan*).

He did say people won't know what RE-30 means so he suggested having colors that show what density it is. Mike has a slide that talks about what type of land use should be explored for the undeveloped areas of the

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city? and where? He talked about housing maps. Chairman Maw suggested we do this in another public meeting. Everyone liked the map that shows when the homes were built. Mike mentioned the transportation map; he wanted to color code the roads by years they could be built. It was suggested to make sure the canals are included in the transportation map. He asked if everyone wanted to talk about annexation on the land use poster. It was suggested to put on the map the unincorporated areas.

Dan mentioned engineering is working on our transportation plan right now, he is wondering if we should hold off on this. Mike asked if the transportation folks have already talked to the public. He did say he will need to go back and look at this. Dan indicated he can tell them to hold off. Mike stated we need to decide how to incorporate active transportation issues.

It was mentioned to show what a recreation center would cost and where the money would come from as well as the cost of a park to maintain and average public safety costs.

We will wait on the infrastructure table for a future meeting.

*Discuss the interest in key policy question info boards - density, ADUs, water, parks, commercial.* Everyone agreed we need to have a table for this at our first meeting. Mike will make a poster about the state mandates on ADU's. Commissioner Westergard mentioned having cards asking what the public would like to talk about in future meetings (what we didn't talk about at this meeting). Mike showed pass along cards with URL and QRC on them he will have these throughout the room.

Mike will make a poster about the timeline/flowchart. Councilmen Favero asked how is this tying into our social media. Mike would like to coordinate with the person who does our website. He would like to train the community to go to the city's website.

Mike asked what surveys we have done in the past. Commissioners mentioned doing one about 4 years ago. He talked about different surveys we could do. Tammy will send Mike the information from our last survey. Commissioner Westergard mentioned making a survey question on *How would you refine rural*. Mike mentioned the survey will be out before the first public meeting as well as having paper copies at the open house. He talked about also doing a housing survey online as well as having paper copies. He asked if everyone wanted to do a SWOT survey online. Chairman Maw felt like we may not get a lot of hits for this. Commissioner Ableman also mentioned that the general public feels like the discussions have already been made even before they give their input. Mike did say he may put a button on the website just in case someone wants to do the SWOT survey. He wants to put out cards to get public comment back, the cards will say *Current Conditions, Anticipated Changes, Desired Future, Goals & Policies*. He also asked what topics did we not talk about tonight and what we need to go over in future meetings. The mayor asked if Mike broke down the tax rate in commercial at a 100%, 55% for homes. Mike stated he will have pie charts for this. Councilmen Favero would like Mike to break down how much it costs to build a recreation center and how much it would raise people's taxes to build.

Mike would like to know when we would like the public meeting. There was talk about the Thursday before Memorial Day May 21 or May 28. He also asked what we want to do for the 4<sup>th</sup> of July. There was concern that we have too many non-residents who attend. Councilmen Wilson asked who would man the tables at the open house? Mike stated the councilmen and commissioners would. He did say this will be a listening meeting to get feedback from the community. Everyone wanted to try and do an outside event as well as have some type of treats. There was talk about having games for kids so parents will come.

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Mike did say they have started working on our code, he mentioned one of the new state bills was powers and duties of the planning commission that needs to be discussed. He wanted to know if we wanted to let everyone write on the google doc with comment rights only, this way everyone can see what is happening all the time. Dan would like to reach out to all utilities because we do have some issues, and we can't answer what they are going to do as well as UDOT. Mike thought maybe at our second public meeting we could do this. He mentioned inviting the county as well.

Adjournment

**Adjourned at 9:00pm.**

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Planning Commission Chair

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Planning Commission Secretary

CHAPTER 21  
DETACHED ACCESSORY DWELLING UNITS

SECTION:

10-21-1: Purpose And Intent

10-21-2: Use Regulations

10-21-3: General Regulations

10-21-4: Submission Of Application

10-21-1: PURPOSE AND INTENT:

A. The purpose and intent of Detached Accessory Dwelling Units (DADUs) is to integrate moderate-income housing opportunities with reasonable limitations to minimize the impact on neighboring properties, and to promote the health, safety, and welfare of the property owners and residents.

B. Requests for DADUs must be approved by staff prior to the issuance of a building permit (see section 4 below). (Ord. 2022-10, 7-21-2022, eff. 7-21-2022)

10-21-2: USE REGULATIONS:

A. Definition: for purposes of this code, defined as a subordinate single family dwelling with no partial subletting allowed, which has its own kitchen, living/sleeping area, and sanitation facilities and that is:

1. A detached structure; or
2. Above or behind a detached garage, associated with a single-family dwelling.

B. Minimum lot size: eighteen thousand five hundred (18,500) square feet.

C. Not Intended for Sale: DADUs shall not be sold separately from the primary dwelling unit. Neither the primary dwelling unit nor DADU shall be rented on a transient basis (periods less than thirty (30) days).

1. If the detached accessory dwelling unit is a rental unit, a Home Occupation business license is required. (Ord. 2022-10, 7-21-2022, eff. 7-21-2022; amd. Ord. 2023-14, 8-17-2023)

10-21-3: GENERAL REGULATIONS:

A. Owner Occupied: No DADU shall be created, established, or occupied unless the owner of the property occupies either a portion of the primary dwelling or a detached DADU on the same residential lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide

property owner(s) as shown on the Weber County tax assessment rolls, OR that possesses, as shown by a recorded deed, fifty (50) percent or more ownership in the property, OR that, in the case of ownership by a family trust, "owner occupied" refers to a trustor of the family trust that possesses fee title ownership.

B. Address: The primary dwelling unit and the DADU shall have the same address number, but shall refer to the DADU as unit B.

C. A DADU shall comply with all building construction and fire codes found in the current International Residential Code (IRC) at the time the DADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.

D. Utility Meters: A single-family dwelling with a detached accessory dwelling shall have one (1) but no more than two (2) meters for water, gas, and electricity utility service, and each meter shall be in the property owner's name. In the case of septic systems, the applicant must demonstrate the system has sufficient capacity for another dwelling in accordance with County Health Department requirements. Water and sewer impact fees are required when adding an DADU.

E. Development Standards: DADUs shall meet the following height, size, and setback requirements:

1. Detached Accessory Dwelling Unit shall be a permanent structure. Trailers, Mobile Homes and other moveable structures shall not be permitted as a Detached Accessory Dwelling Unit
2. Detached units shall have a minimum separation from the primary dwelling of 10 feet. Rear and side setbacks are the same as accessory buildings.

Minimum separation from primary dwelling	Ten (10) feet
Rear setback	same as accessory building
Side setback	same as accessory building
Corner lot side setback	same as accessory building

3.

Parcel Size	ADU maximum SQ FT
21,780 sq ft acre or smaller	1,000 sq ft
27,781 sq ft to 43sq ft	1,250 sq ft
43,561 sq ft or larger	1,500 sq ft

4. Shall provide adequate off-street parking space with concrete or asphalt. Additional driveways and curb-cuts are permitted where there is an improved road and shall not be on the same street as an existing driveway or curb-cut on the property unless they are at least fifty (50) feet apart and meet the minimum distance for a driveway from an intersection of thirty (30) feet.
5. Exterior stairways and landings shall not encroach into a setback.
6. Detached units shall be limited to twenty-five percent (25%) of the rear yard.
7. A minimum of 25% of a DADU shall be located in the rear yard.
  - a. Rear yard shall mean an open space extending the full width of the lot, the depth of which is the minimum perpendicular distance between the rear lot line and the nearest point of the main building footprint. In the case of a corner lot, the rear yard may be opposite either street frontage.
8. Balcony and rooftop decks are not permitted
9. Windows on a Detached Accessory Dwelling Unit located above a detached garage facing adjoining properties are prohibited, unless required by building, health, and fire codes, as adopted. If required, a frosted, translucent, or stained type of non-see-through window shall be installed.
10. Reference 10-8-5 (B) No dwelling shall be erected to a height less than ten feet (10') and no accessory building in a residential zone shall be erected to a height greater than twenty-five (25').
  - F. Only one DADU per property. (Ord. 2022-10, 7-21-2022, eff. 7-21-2022; amd. Ord. 2023-14, 8-17-2023; Ord. 2023-15, 9-21-2023, eff. 9-21-2023)

#### 10-21-4: SUBMISSION OF APPLICATION:

A. Required: An application for a Detached Accessory Dwelling Unit shall be submitted to the City. A concept plan including the following information shall be submitted with the application:

1. Proposed dimensions and location on the property;
2. Utility plan;
3. Off-street Parking for primary dwelling and DADU; and,
4. A description of architectural elevations and floor plans (bedrooms, bathrooms, etc.) demonstrating the general design of the DADU.

(Ord. 2022-10, 7-21-2022, eff. 7-21-2022; amd. Ord. 2023-14, 8-17-2023)

## CHAPTER 7

### SENIOR HOUSING OVERLAY ZONE

#### SECTION:

**10-7-1: Purpose And Intent**

**10-7-2: Use Regulations**

**10-7-3: Area Regulations**

**10-7-4: General Regulations**

**10-7-5: Submission Of Application**

**10-7-6: Planning Commission Consideration**

**10-7-7: Planning Commission Action**

**10-7-8: City Council Action**

**10-7-9: Final Site Plan And/Or Final Plat Approval**

**10-7-10: Building Permit Issuance**

**10-7-11: Time Limit**

**10-7-12: Easements Over Common Areas**

**10-7-13: Homeowners' Association Required**

#### **10-7-1: PURPOSE AND INTENT:**

##### **A. Purpose:**

1. The Senior Housing Overlay (SHO) Zone is established for senior housing residential development within a limited area of the City. It is expressly provided that the SHO Zone is not intended to be utilized for all residential development within the City. The SHO Zone shall only be permitted for property approved by the Planning Commission and City Council. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

2. It is established to ensure that adequate housing is available to senior citizens. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

3. It is established to facilitate the development of senior housing projects which are superior in functional design, quality of construction, appearance, and operational standards.

4. It is established to ensure that the requirements of the Americans With Disabilities Act (ADA) and universal design principles are incorporated within senior housing developments.

5. It is established to ensure that the requirements of all disciplines related to the International Code Council are followed.

**B. Intent:** This zone is designed to provide for residential uses that are appropriate for the development of seniors, recognizing their unique lifestyles and needs, by allowing higher densities, a mix of uses, and requiring in return, higher design and construction standards, as well as the provision of specific site and building amenities. It is the intent of this zone to carry out the policies and objectives of all elements of the General Plan and to meet the standards necessary to satisfy the requirements for public health, safety, and general welfare. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

#### **10-7-2: USE REGULATIONS:**

**A. Conditional Use/Preliminary Development Plan Approval:** The residential uses, housing types and the location of the buildings proposed in an SHO Zone may differ from the residential uses, housing types and

regulations governing such uses in effect in the zone in which the development is proposed, provided the provisions of this chapter are complied with.

B. Nonresidential Uses: Nonresidential uses may be included in the development to provide a necessary service to the residents of the development or to expand uses in certain areas of the City as determined by the Planning Commission. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-3: AREA REGULATIONS:**

At least one household member must be fifty (50) years or older. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-4: GENERAL REGULATIONS:**

A. Open Space: A minimum of fifteen percent (15%) open space shall be required of all SHO Zones, except as set forth below. For the purposes of this chapter, "open space" shall mean land and amenities set aside for common areas which are available for recreational use by residents of the SHO Zone or the public in general where land is dedicated to the City or the City holds a public access easement to the land. Open space acreage proposed to meet the fifteen percent (15%) requirement and encumbered by easements, wetlands, or utilities may only be utilized at a rate of up to fifty percent (50%). The percent applied to such properties shall be negotiated with the Planning Commission and the Planning Commission shall base their recommendation on the usability of that space, the amenities that it will provide, and the impact of the space on the project and the City. Open space shall not include private yard space, roads, parking lots, or dwelling units. The fifteen percent (15%) open space requirement may be reduced when the maximum density otherwise allowable is not requested, and an exceptional amenity or amenities of Citywide benefit are included in, or in conjunction with, the project.

B. Density: The SHO Zone density shall be an average of 6.0 units per acre.

C. Yard And Height Regulations:

1. The yard and height requirements of the adjacent zone around the periphery of the project shall be considered by the Planning Commission and may be modified (greater or smaller), as the Planning Commission deems necessary, in order to provide the privacy to the existing land uses, as well as the proposed land uses in the SHO Zone.

2. Front of building shall not encroach upon the utility easement and shall be a minimum of ten feet (10') from back of curb.

3. Minimum spacing between buildings shall be ten feet (10').

D. Site Development Standards; Signs: Site development standards and sign regulations shall be determined by approval of the site development plan.

E. Land Dedication, Streets, Lighting, And Utilities: The City Council, upon recommendation of the Planning Commission, may consider the dedication of streets, open space, and/or parks within the SHO Zone. Any private roads shall meet City standards for pavement structure. A street lighting plan is required. All utilities to be installed as part of the SHO Zone, shall be placed underground.

F. Guarantee; Deposit In Escrow: The developer will deposit in escrow with an escrow holder approved by the City Council an amount of money equal to the cost of improvements required plus ten percent (10%) as estimated by the developer and approved by the City Engineer under an escrow agreement conditioned for the installation of said improvements within two (2) years from the date the final plat is recorded. The escrow agreement aforesaid shall be approved by the City Council and City Attorney and shall be filed with the City Recorder. The ten percent (10%) improvement guarantee amount will be held for one year beyond the date of conditional final acceptance of improvements.

G. Revisions: As part of the City Council review of the final plat and/or development agreement, the City Council may modify the recommendations of the Planning Commission. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

H. Development Agreement: A development agreement shall be required for all SHO Zones to assure that all conditions of approval, resolution of negotiations, etc., are completed in the final development. The

development agreement is a negotiated document. The Planning Commission shall make its recommendation on development agreement standards to the City Council. The City Council shall have the final negotiation and power to approve the final development agreement. The development agreement shall be signed and recorded concurrently with the final plan by the City Council. This agreement runs with the land and contains all the conditions decided upon during the project approval process. Once the Planning Commission has deliberated on the conditional use and the development agreement, the draft development agreement shall be sent to the City Council for review and consideration. The City Council review and/or modification shall be accomplished prior to the Planning Commission review of a preliminary plan or other submittals for the project. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

I. Checking Fees: Checking fees for SHO Zones shall be based on the same standards contained in the subdivision title and fees established for lots shall be applicable to housing units.

J. Architectural Standards: The following minimum architectural standards shall be required of all dwellings within a planned residential unit development:

1. Single-family dwellings shall have at least a two car garage (with minimum interior dimensions of 20 feet by 20 feet) per dwelling unit. Common walls between dwellings may be allowed with prior approval of the Planning Commission with a maximum of three (3) units.

2. Where a garage(s) is placed on the front building facade, the width of the garage door(s) shall not exceed fifty percent (50%) of the total width of the front building facade.

3. Exterior finish materials of single-family dwellings shall be at least thirty percent (30%) masonry. At least fifty percent (50%) masonry shall be required for dwellings with common walls. For the purposes of this section, masonry shall include brick or stone or a material approved by the Planning Commission majority. For all of the dwellings at least twenty five percent (25%) of the front building facade shall be masonry.

4. The minimum roof pitch shall be at least four to twelve (4:12).

5. The minimum square footage of each dwelling area shall be at least one thousand (1,000) square feet above grade and exclusive of garages.

6. All dwellings shall have at least two (2) roof planes on the front building facade. Examples of this requirement include a hip style roof and a gable end on the front elevation with a cross gable.

7. All dwellings shall have at least one relief feature on the front building facade. Examples of relief items include: bay or box windows, cantilevered living areas, covered front porches and foundation projections or recesses.

8. In order to ensure exterior design variation in buildings with dwellings, no more than two (2) dwellings which have the same or very similar exterior design, as determined by the Planning Commission, shall be allowed adjacent to each other.

K. Universal Design: Universal design (also known as "aging in place") is a method of design that seeks to create development that can be used by everyone, regardless of age or physical condition. All projects shall implement, at minimum, the following universal design principles:

1. No step entries.

2. One-story living such that an eating area, bathroom, and sleeping area are available on the same floor.

3. Front doors with a minimum width of thirty six inches (36") to accommodate the use of wheelchairs and thirty two inch (32") free swing doors (34 inch door) on all interior doors.

4. Hallway minimum width of forty two inches (42") to accommodate the use of wheelchairs.

5. Room thresholds that are flush.

6. Adequate lighting throughout the dwelling unit.

7. Provide lever door handles and rocker light switches.

8. Provide additional closet rod brackets to allow potential access from a wheelchair.

9. Wheelchair accessible bathrooms. Provide adequate space for maneuverability and access to facilities to those using wheelchairs. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-5: SUBMISSION OF APPLICATION:**

A. Required: An application for an SHO Zone shall be submitted as a conditional use to the Planning Commission. An overall preliminary development plan including subsections A1 through A10 of this section shall be submitted with the conditional use application for the SHO Zone.

1. Development density, coverage, and open space characteristics.
2. Vehicular and pedestrian circulation including trail systems, parking, and public uses.
3. A description of architectural elevations and floor plans demonstrating the general design, character, and exterior building materials of the proposed structures.
4. Conceptual landscape plan, fencing, and screening.
5. Conceptual grading and drainage.
6. Streets and lots.
7. Identification signs or entrance features.
8. Street lighting.
9. A written letter of commitment to the particular design concepts of the project. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)
10. A draft financial plan for the permanent maintenance of common area facilities. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

B. Other Necessary Information: Such other information shall be included as may be necessary to determine that the contemplated arrangement of uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

C. Project Details And Proposal Negotiations: As part of the General Plan/rezone, or the rezone, or the conditional use, or subdivision process, project details and proposals such as lot sizes, densities, setbacks and amenities may be negotiated. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-6: PLANNING COMMISSION CONSIDERATION:**

In considering the proposed Senior Housing Overlay development, the Planning Commission shall consider:

A. Design: The design, exterior materials, housing type and quality of buildings and their relationship to the site and their relationship to development beyond the boundaries of the development.

B. Streets, Traffic, Parking: Which streets shall be public and which shall be private, the entrances and exits to the development and the provisions for internal and external traffic circulation and off street parking.

C. Landscaping, Screening: The landscaping and screening as related to the several uses within the development as a means of its integration into its surroundings.

D. Signs: The size, location, design and nature of signs, if any, and the intensity and direction of area of floodlighting.

E. Density: The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or Master Plan as being a desirable future residential density.

F. Financial Ability: The demonstrated ability of the proponents of the Senior Housing Overlay development to financially carry out the proposed project under total or phase development proposals within the time limit established.

G. Open Space And Amenities: The value to the community of the open space to be preserved and the amount and quality of the open space and amenities.

H. Phases: In the event the Senior Housing Overlay is done in phases, the undeveloped portion will be addressed in the development agreement. It is up to the developer to present the options (materials) and up to the commission to decide. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-7: PLANNING COMMISSION ACTION:**

A. Recommendations: The Planning Commission, subject to the requirements of this chapter and this Code, may recommend to approve, modify with conditions or deny, the draft development agreement, site plan, and/or the preliminary development plan.

B. For A Conditional Use: The Planning Commission, subject to the requirements of this chapter, may approve, modify, deny, or approve with conditions, the conditional use including the preliminary development plan for the proposed Senior Housing Overlay development. After a conditional use for the Senior Housing Overlay development is approved, a preliminary plat may be submitted using the standards and procedures found in the subdivision ordinance where subdivision approval is required. The Planning Commission may hold a public hearing for the conditional use permit. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-8: CITY COUNCIL ACTION:**

In addition to the standard procedures, approval processes, and powers of the City Council, the City Council may hold a public hearing on the development agreement in conjunction with the General Plan and/or zone change or separately after the Planning Commission review of the conditional use where a General Plan and/or zone change is not required. The City Council may approve, approve with conditions, or disapprove the final development agreement. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-9: FINAL SITE PLAN AND/OR FINAL PLAT APPROVAL:**

Permitted uses specified in section 10-7-2 of this chapter require site plan approval by the Planning Commission before building permits are issued subject to section 10-8-16 of this title. Conditional uses are regulated by chapter 10 of this title.

All plans shall follow standard subdivision approval process with the Planning Commission. Approved final site plan or final plat will be forwarded to the building official for issuance of building permit. (Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-10: BUILDING PERMIT ISSUANCE:**

The building official shall not issue any permit for the proposed building or use within the project unless such building or use is in accordance with the approved development plan and any conditions imposed. Approved development plans shall be filed with the Planning Commission, City Engineer, building official and City Recorder. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-11: TIME LIMIT:**

Unless there is substantial action leading toward completion of a Senior Housing Overlay development or an approved phase thereof within a period of six (6) months from the date of approval, as determined by the City Council, to get the plat recorded or such approval shall expire, unless after reconsideration of the progress of the project, an extension is approved. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-12: EASEMENTS OVER COMMON AREAS:**

In the Senior Housing Overlay Zone, there shall be reserved proper easements over the common areas to accommodate public services, including, but not limited to, the right of police and fire personnel to enter upon any part of the common areas, and to allow the City to repair or replace facilities or improvements thereon if any association fails so to do. The declaration for any such development shall include a provision covenanting with the City and all unit owners to maintain the common areas and facilities for the use of declarant and all unit owners prior to being turned over to an association. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

**10-7-13: HOMEOWNERS' ASSOCIATION REQUIRED:**

In the Senior Housing Overlay development with common areas and facilities such as common open space or private streets, a homeowners' association shall be created concurrent with recording of the final plat, to assure maintenance of the common areas and facilities in perpetuity. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

## ARTICLE D. SENIOR HOUSING OVERLAY ZONE

### SECTION:

#### 10-11D-1: Findings

#### 10-11D-2: Elderly/Senior Definition

#### 10-11D-3: Purpose

#### 10-11D-4: Overlay Zone Created

#### 10-11D-5: Uses

#### 10-11D-6: Underlying Zone Development Standards And Regulations

#### 10-11D-7: Overlay Zone Development Standards And Regulations

#### 10-11D-8: Compliance With Subdivision Procedure

#### 10-11D-9: Compliance With Overlay Zone

#### 10-11D-10: Developer's Agreement

#### 10-11D-1: FINDINGS:

The city council of Elk Ridge hereby finds that senior housing is a necessary component of a well rounded and sustainable community. Further, the council hereby finds that current demographic trends indicate a substantial increase in the aging population and the city deems it necessary and desirable to address such trends by providing proper housing to give seniors the opportunity to socialize with one another and engage in minimal or no individual yard care by providing for development of planned units with professional maintenance of common areas in a parklike setting. Carefully planned developments shall enhance the beauty of Elk Ridge. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

#### 10-11D-2: ELDERLY/SENIOR DEFINITION:

Housing that meets the fair housing act definition of housing for older persons including housing specifically designed for and occupied by elderly persons under a federal, state, or local government program; or housing that is occupied solely by persons who are sixty two (62) or older; or housing that has at least one person who is fifty five (55) or older in at least eighty percent (80%) of the occupied units and adheres to a policy that demonstrates intent to house persons who are fifty five (55) or older. For compliance with this zone, the sixty two (62) or older rule shall be used. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

#### 10-11D-3: PURPOSE:

The purpose of the senior housing overlay zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that senior citizens can continue to contribute to the community without having heavy yard care maintenance and without ignoring legitimate concerns regarding impacts on surrounding residential areas. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

#### 10-11D-4: OVERLAY ZONE CREATED:

To further the purposes stated herein, there is hereby established a senior housing overlay zone within the city of Elk Ridge in the R-1-12,000 and R-1-15,000 zones. In considering a request to rezone a parcel as a senior housing overlay zone, the planning commission and city council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the city general plan and zoning ordinances;
- B. Whether or not the application of the overlay zone may be injurious to potential or existing development within the vicinity;
- C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood;
- D. The proposed location is in proximity to the arterial or major collector streets;
- E. The senior housing overlay zone can only be applied within the R-1-12,000, R-1-15,000 zones;
- F. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development;
- G. The economic impact of the proposed facility or use on the surrounding area;
- H. A demonstrable need for senior housing in the area of the proposed location.

It shall be the city council's sole discretion to decide if a project should be allowed to use the senior housing overlay within the intent of this article as noted above. (Ord. 08-8, 5-27-2008, eff. 6-17-2008; amd. Ord. 10-1, 1-26-2010, eff. 2-11-2010)

#### 10-11D-5: USES:

The following uses shall be permitted in the senior housing overlay zone containing one or a combination of both:

Accessory apartments are not permitted in the senior housing overlay zone.

Home occupations shall be permitted.

Single or attached dwellings (not more than 2 attached) intended to be used as senior housing as defined herein by older or elderly persons using the allowed definition of sixty two (62) years old or older. Also, caregivers eighteen (18) years old and older can reside with the elderly person. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**10-11D-6: UNDERLYING ZONE DEVELOPMENT STANDARDS AND REGULATIONS:**

All uses within the senior housing overlay zone shall be conducted within buildings that conform to the requirements of the underlying zone unless specifically specified within the senior housing overlay zone code. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**10-11D-7: OVERLAY ZONE DEVELOPMENT STANDARDS AND REGULATIONS:**

The following development standards and regulations shall apply to all developments within the senior housing overlay zone:

A. Parking: Parking for the senior housing overlay zone will be a minimum of two (2) parking spaces per dwelling; additional parking will be determined by specific review by the planning commission.

B. Private Building Lots To Conform To Building Footprint: Developments shall have the private building lots conform to the building footprint of each unit. An area behind each unit can be included within the private lot area to allow for a private patio area, garden plot, etc. The planning commission must approve the size of this area. Their finding shall recognize the intent of the zone, being for senior housing, and keep the patio/garden area size to a minimum.

C. Setback: Setback from main private building lot:

Front setback	=	25 feet to road right of way
Side setback	=	20 feet to neighboring building lot 30 feet to a neighboring development 25 feet to road right of way (corner lot)
Rear setback	=	30 feet

D. Minimum Acreage: Minimum acreage for a senior housing project shall be one acre and the maximum project area is six (6) acres.

E. Density: The maximum dwelling units per acre shall be four (4) with the total units allowed in a development being twenty four (24).

F. Maintenance: Professional maintenance must be provided.

G. Restrictive Covenants: The developer of a development within the senior housing overlay zone shall be required to establish restrictive covenants to limit occupancy to elderly persons, and their caregivers eighteen (18) years old and older, and to carry out the conditions of the permitted uses and to assure that the uses approved for the development will be maintained. In addition the covenants must also include professional maintenance for the development. Such covenants shall be recorded to run with the land to ensure against conversion to less desirable land uses.

H. Architectural Character: The planning commission may request the use of an architectural style, exterior color, or material that would be most compatible with the purpose of the underlying zone district, assure greater compatibility with surrounding development, or create an aesthetically pleasing visual theme for the project.

I. Landscaping: Adequate landscaping shall be designed. Landscaping shall be of the same general character or better as yards in the neighborhood. Not less than thirty percent (30%) of the project shall be landscaped for the use and benefit of the residents. Land proposed to be used for parking, pedestrian walkways, and driveways shall not be included in meeting this landscaping requirement. A complete landscaping plan shall be provided at the time of preliminary review of the project showing a minimum of two (2) trees with a caliper of two inches (2") and ten (10) 1-gallon shrubs per dwelling unit.

Areas of the development that have steeper slopes (over 10 percent) with native hardwood trees shall be included within the overall landscaping plan to preserve this natural feature and to continue to stabilize the slope. The planning commission can require additional plantings of native hardwood trees to aid in stabilization.

J. Fencing: Fencing can be included surrounding the development, but the planning commission must approve the type and location. Fencing on steeper slopes should be avoided.

K. Development Grades: Since the development is for senior living, road, driveway, and usable open space areas shall be designed with gradual slope. No road, driveway, sidewalk, or trail shall have a grade over six percent (6%).

L. Development Amenities: Senior housing overlay zone developments shall include enhancement amenities that can include pocket park, trail or walking path, finish garden area, benches, picnic or pavilion area, central barbecue, upgraded signage and street furniture, ornamental yard pole lighting, entrance monuments and gates (gates cannot be closed across a public street, but can be permanently secured open as an entrance feature). The decision of what amenities to include shall be negotiated between the developer, the planning commission, and the city council. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**10-11D-8: COMPLIANCE WITH SUBDIVISION PROCEDURE:**

All proposed development within the senior housing overlay zone shall be reviewed and approved in accordance with the city of Elk Ridge subdivision ordinance and with the following additions for concept approval:

A. Once the planning commission has given a recommendation of the applicant's concept plan and the proposed zone change, the concept plan and zone change will be forwarded to the city council for review. After the city council reviews the concept plan, if the applicant chooses to continue the project the applicant will continue the planning process in accordance with the city of Elk Ridge subdivision ordinance. The planning commission shall continue to move forward with the applicable general plan and zone change. The actual general plan and zone change will coincide with city council's approval of the final plat. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**10-11D-9: COMPLIANCE WITH OVERLAY ZONE:**

All proposed development within the senior housing overlay zone shall go through the general plan and zone change process to have the property zoned for the senior housing overlay zone. The planning commission will review the proposed zone change along with the concept plan and send a recommendation to the city council. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**10-11D-10: DEVELOPER'S AGREEMENT:**

All developments in senior housing overlay zone shall have a developer's agreement outlining the terms and conditions of approval. (Ord. 08-8, 5-27-2008, eff. 6-17-2008)

**Zoning Amendment Application**Location of Property 4600 W 2350 NLand Serial Number(s) 190310001, 190310032, & a portion of 190340014Request from Zone A-2 to Zone RE-18.5FEE: \$200.00 Date paid 4-20-20 Receipt # 2039198\*Property Owner William Fox, James Fox, & Johnson Family Living Trust

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

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

Developer/Agent Taylor Leavitt & Tyler HeathPhone 509-720-9119 Fax \_\_\_\_\_Mailing Address 16068 S Timber Brook Dr Draper, UT Zip 84020E-Mail Address bmrreventures@gmail.com**LEGAL DESCRIPTION: Please Attach**TOTAL AREA – Acres or Square Feet: 15.202 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)

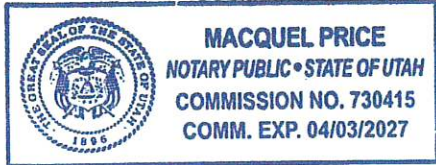
- **Current property owner(s) must sign application (see attached affidavit)**

AFFIDAVIT

**PROPERTY OWNER**

STATE OF UTAH )  
 ) ss  
COUNTY OF WEBER )

I (we), Sandy Jo Bywater, 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.



Sandy Jo Bywater Family Living Trust  
(Property Owner)

Johnson Family Living Trust  
(Property Owner)

Subscribed and sworn to me this 18 day of April, 2026.

Macquel Price  
(Notary)

Residing in Weber County, Utah

My commission expires: 04/03/2027

**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.

\_\_\_\_\_  
(Agent)

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(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: \_\_\_\_\_

**PROPERTY OWNER**

STATE OF UTAH )  
 ) ss  
COUNTY OF WEBER )

I (we), William Fox & June Fox, 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.

William Fox  
(Property Owner)

June Fox  
(Property Owner)

Subscribed and sworn to me this 15 day of April, 2026.

[Signature]  
(Notary)  
Residing in Weber County, Utah



My commission expires: 1/23/27

**AGENT AUTHORIZATION**

I (we), William Fox & June Fox, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Leah Leavitt & Matthew 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.

William Fox  
(Property Owner)

\_\_\_\_\_  
(Agent)

June Fox  
(Property Owner)

Dated this 15 day of April, 2026, personally appeared before me William Fox & June Fox, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

[Signature]  
(Notary)  
Residing in Weber County, Utah



My commission expires: 1/23/27

1. The proposed rezone is to conform with the current General Plan designation of RE-18.5, therefore no changes are requested to the General Plan
2. The requested zoning change is to allow for the development of 18,500sf minimum lots to be sold for single family homes. The proposed zoning serves as a buffer in density between the existing lots to the east (RE-15) and the agricultural uses to the west. The proposed development will increase traffic on 2350 N, so the developer is proposing widening the pavement on 2350 N between 4575 W and ~4461 W where the ROW is already widened. The proposed development will receive water from Bona Vista Water Company. Sewer will be provided by Plain City. Low pressure grinder pumps will be installed on each lot, pushing sewer up to 4575 W. An existing city storm water ditch runs along the base of the bluff at the east end of the development.
3. If approved, the estimated development schedule is for horizontal improvements to begin Q3 2026 and finish, weather depending, Q1 2027.
4. See attached.

19-034-0014

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; COMMENCING AT A POINT 341.43 FEET, NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 731.07 FEET; THENCE WEST 671.60 FEET; THENCE SOUTH 671.07 FEET; THENCE EAST 30 FEET; THENCE SOUTH 60 FEET; THENCE EAST 641.60 FEET TO BEGINNING. TOGETHER WITH THE FOLLOWING RIGHT OF WAY: PART OF THE NORTHWEST AND SOUTHWEST QUARTER SECTIONS OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, COMMENCING AT A POINT 401.43 FEET NORTH AND 641.6 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32; RUNNING THENCE WEST 60 FEET; THENCE SOUTH 1047.15 FEET; THENCE NORTH 82 D 20' EAST 60.54 FEET; THENCE NORTH 1039.08 FEET TO BEGINNING. (E#1681974 AND E#1681975)

19-031-0001

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 134 RODS SOUTH AND 26 RODS WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID QUARTER SECTION; RUNNING THENCE EAST 64.5 FEET, MORE OR LESS, TO THE CORPORATE LIMITS OF PLAIN CITY TOWN; THENCE SOUTHWESTERLY ALONG SAID LIMITS LINE TO A FENCE ON THE WESTERLY LINE OF A ROAD; THENCE NORTHEASTERLY ALONG SAID FENCE TO BEGINNING.

19-031-0032

PART OF THE NORTHEAST & SOUTHEAST QUARTERS OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS WEST 478 FEET AND NORTH 99 FEET AND WEST 179.85 FEET FROM THE SOUTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 23 D 05' 50" EAST 154.98 FEET, THENCE WEST 447 FEET, THENCE SOUTH 02 D 10' 30" WEST 374.14 FEET, THENCE EAST 128 FEET, THENCE NORTH 22 D 45' EAST 142.56 FEET, THENCE EAST 126 FEET, THENCE NORTH 42 D 30' EAST 135.3 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING: BEGINNING AT THE INTERSECTION OF A FENCE RUNNING EAST AND WEST AND NORTHERLY, SAID POINT IS 338.96 FEET SOUTH 89 D 24' 00" EAST ALONG THE SECTION LINE AND NORTH 0 D 36' 00" EAST 2719.24 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE ALONG SAID FENCE LINE AND LINE EXTENDED NORTH 89 D 54' 05" EAST 178.98 FEET, THENCE SOUTH 26 D 29' WEST 142.56 FEET, THENCE NORTH 86 D 18' 31" WEST 128.00 FEET, THENCE NORTH 5 D 51' 59" EAST 119.72 FEET TO THE POINT OF BEGINNING. ALSO: PART OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 1996.50 FEET SOUTH AND 429.0 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 214.5 FEET, THENCE SOUTH 8 D 31' 50" WEST 123.69 FEET ALONG A FENCE ON THE WEST SIDE OF A ROAD AS NOW USED TO THE NORTHERLY PROPERTY LINE AS CONVEYED BY WD RECORDED IN BOOK 1169, PAGE 167, THENCE NORTH 74 D 55' 22" WEST 117.87 FEET, THENCE SOUTH 15 D 04' 38" WEST 102.0 FEET, THENCE NORTH 74 D 55' WEST 10.42 FEET, THENCE WEST 447 FEET, THENCE SOUTH 02 D 10' 30" WEST 242.54 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, THENCE WEST 293.16 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 643.5 FEET TO A POINT 121 RODS SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST 891 FEET TO BEGINNING.



NW. 1/4  
SECTION 32, T.7N., R.2W., S.L.B. & M.

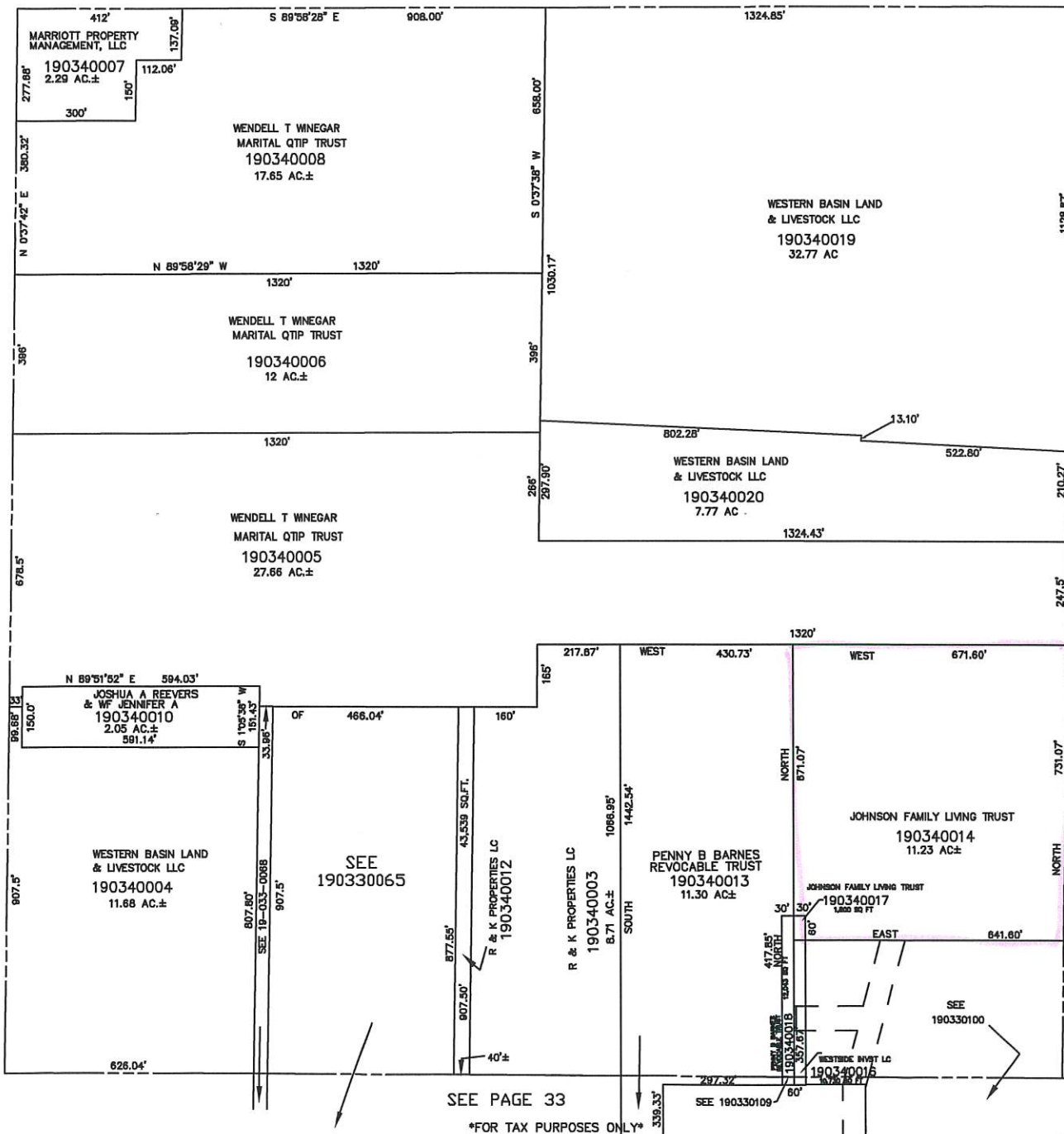
IN PLAIN CITY  
SCALE 1" = 200'

TAXING UNIT: 434

SEE PAGE 27

SEE PAGE 29-1

SEE PAGE 31



*part of this property*

# SITE PLAN APPLICATION

(Existing Commercial Building - same use, minimal remodeling)

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

What is being proposed: Demo exiting sign and install new pylon  
Address of Location: 3631 W. 2600 N., Plain City, UT 84404  
Current Zoning of Property: C2  
County Tax Parcel Number: 194160001

	<b>PLAIN CITY</b> <i>Utah</i>
THIS BOX IS FOR OFFICIAL USE ONLY:	
Date Received:	<u>5-6-26</u>
Receipt #:	<u>2039256</u>
Site Pan Fee:	<u>100<sup>00</sup></u>
Number of Copies:	_____

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

Contact Name: <u>Kimberley Neilson</u>	Company Name: <u>YESCO LLC</u>
Full Address: <u>1605 S. Gramercy Rd, Salt Lake City, UT 84104</u>	
Phone: <u>801-618-5896</u>	Email: <u>kneilson@yesco.com</u>

Secondary Water Available? No Type \_\_\_\_\_ Contact/Phone \_\_\_\_\_  
Culinary Water Available? No Type \_\_\_\_\_ Contact/Phone \_\_\_\_\_  
Sewer Connection Available? No Contact/Phone \_\_\_\_\_  
Septic System Appears Feasible? No Contact/Phone \_\_\_\_\_  
Is Property in Flood Hazard Area? No Flood Zone \_\_\_\_\_

**Please describe any agreements, rights-of-way, easements, etc. which could affect the amendment:**

The new pylon sign will be 12 ft from the property line.

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

Parcel numbers 194160001 and 194160002, Part of the NE 1/4, of section 33, T.7N., R.2W., S.L.B. & M. Kelly's Corner Subdivision 3rd Amendment

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

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

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

Kimberley Neilson \_\_\_\_\_ 5/6/2026 \_\_\_\_\_  
Signature Date

AFFIDAVIT

PROPERTY OWNER

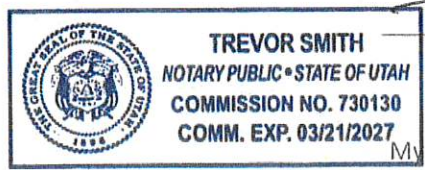
STATE OF UTAH )  
 ) ss  
COUNTY OF WEBER )

I (we), Wasatch Peaks CU, 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 has indicated they are available to assist me in making this application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 6 day of May, 2024.



[Signature]  
(Notary)  
Residing in Weber County, Utah  
My commission expires: 3/21/27

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)

\_\_\_\_\_  
(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: \_\_\_\_\_

Current sign

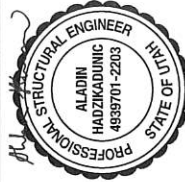
Wasatch Peaks Credit Union current sign.





Revisions

No.	Date	Description
1	11/17/2025	
2		
3		
4		
5		
6		
7		
8		
9		
10		



11/13/2026

Drawn by: Craig C.  
Checked by: Aladin H.

Wasatch Peaks  
Plain City  
3631 W 2600 N  
Ogden, Utah, 84404

Account Exec.: Matt W.  
Designer: Jeremy W.

Date: 1/12/2025

Project No.  
OPY-74955

S2 of 2

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

- BUILDING CODE: IBC 2021
  - DEAD LOAD:
  - DOUBLE FACE STEEL FRAMED SIGN CABINETS <= 15 PSF
  - ALUMINUM EXTRUSION SIGN CABINET <= 10 PSF
  - LED VIDEO DISPLAY <= 12.5 PSF PER UNIT
  - WIND LOAD:  $V_{ult} = 103$  MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE C
- STRUCTURAL STEEL
- DESIGN AND FABRICATION ACCORDING TO ANSII/AISC 360
  - PIPE OR ROUND HSS: ASTM A500 GRADE B OR API 5L - GRADE X42,  $F_y = 42$  KSI
  - SQUARE & RECTANGULAR TUBE (HSS):
    - FOR  $1\frac{1}{2} \times 1\frac{1}{2}$ " OR SMALLER: ASTM A513,  $F_y = 32$  KSI
    - FOR ALL OTHERS: ASTM A500 GRADE B,  $F_y = 46$  KSI
  - ANGLE (L): ASTM A36,  $F_y = 36$  KSI
  - BOLTS: ASTM F3125 GRADE A325N (WITH HARDENED WASHERS) SEPARATE ALL ALUMINUM FROM FERROUS METALS AND CONCRETE WITH A CONTINUOUS URETHANE OR OTHER NON-CONDUCTIVE INSULATOR (PRIME AND PAINT) TO PREVENT METAL DECAY BY ELECTROLYSIS.
  - ALL STRUCTURAL STEEL EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 360 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).
  - FIELD REPAIR AS REQUIRED AFTER BOLTING AND WELDING OPERATIONS.

WELDING (STEEL)

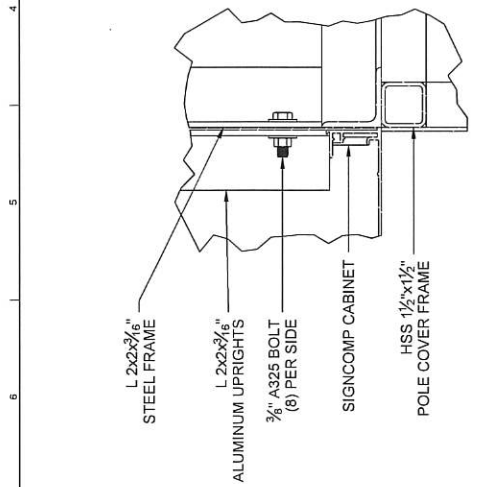
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES.
- E70XX ELECTRODES FOR SMAW PROCESS
- E70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
- E7XT-X OR E7XT-XM ELECTRODES FOR FCAW PROCESSES
- $\frac{3}{16}$ " MIN FILLET WELD UNLESS OTHERWISE NOTED

FOOTING NOTES

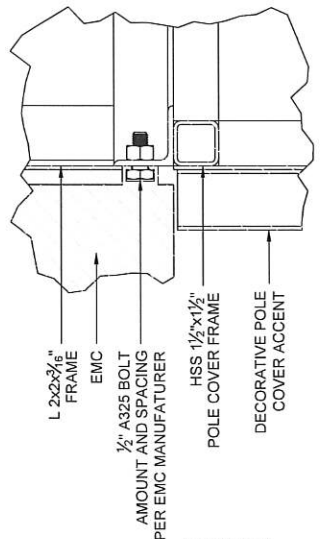
- CONCRETE COMPRESSIVE STRENGTH,  $f'_c = 4500$  PSI AT 28 DAYS MIN. DESIGN BASED ON  $f'_c = 2500$  THEREFORE PER IBC SECTION 1705.3. EXCEPTION 2.3. NO SPECIAL INSPECTION REQUIRED.
- PORTLAND CEMENT ASTM C-150, TYPE V
- MINIMUM 5.5 SACKS/YD<sup>3</sup>
- WATER/CEMENT RATIO MAX. 0.45
- CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614; ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
- CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
- NATIVE SOILS ASSUMED TO BE IBC CLASS 5, WORST CASE
- PRESCRIPTIVE IBC 2021/CBC 2022 TABLE 1806.2
- SOIL ALLOWABLE LATERAL BEARING CAPACITY = 100 PSF/FT
- ALLOWABLE BEARING AT GRADE= 1500 PSF

SPECIAL INSPECTIONS

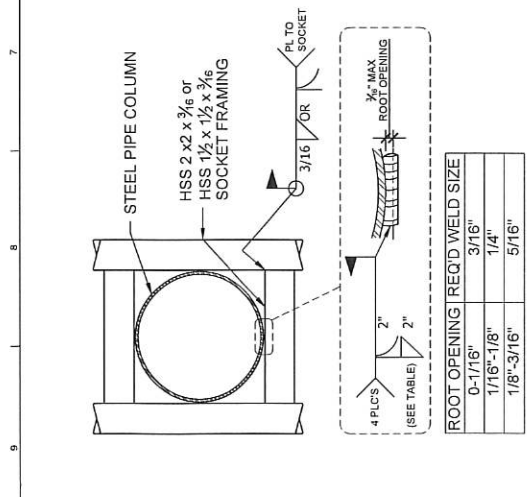
- NOT REQUIRED
  - STRUCTURAL OBSERVATION
  - NOT REQUIRED
- OTHER NOTES
- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.



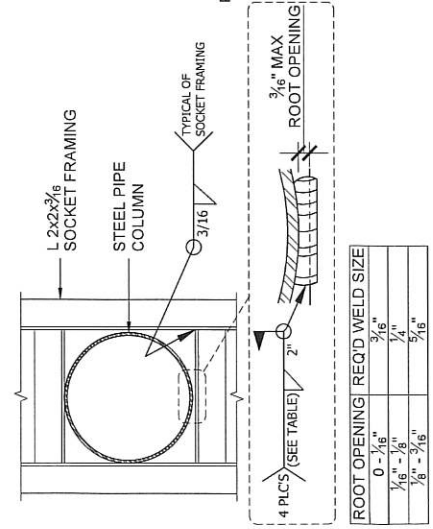
C SIGNCOMP CONNECTION  
SCALE: 1/4" = 1'-0"



D EMC CONNECTION  
SCALE: 1/4" = 1'-0"



B HSS FRAME AT COLUMN  
TYPICAL AT TOP & BOTTOM OF EACH POLE COVER SECTION  
SCALE: INCHES



A SIGN FRAME AT COLUMN  
TYPICAL AT TOP/BOT. OF EACH SIGN SECTION  
NO SCALE

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DESIGN

1605 South Gramery Rd.  
Salt Lake City, UT 84104  
801.487.8481

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Electrical Code and / or other applicable local  
codes. This includes proper grounding and  
bonding of the sign.



Revisions

No.	Date / Description
Orig.	10.28.2025 JSW
R1	12.09.2025 JSW
R2	01.22.2026 JSW
R3	...
R4	...
R5	...
R6	...
R7	...
R8	...
R9	...
JO #	

Approval

A/E Sign / Date

Client Sign / Date

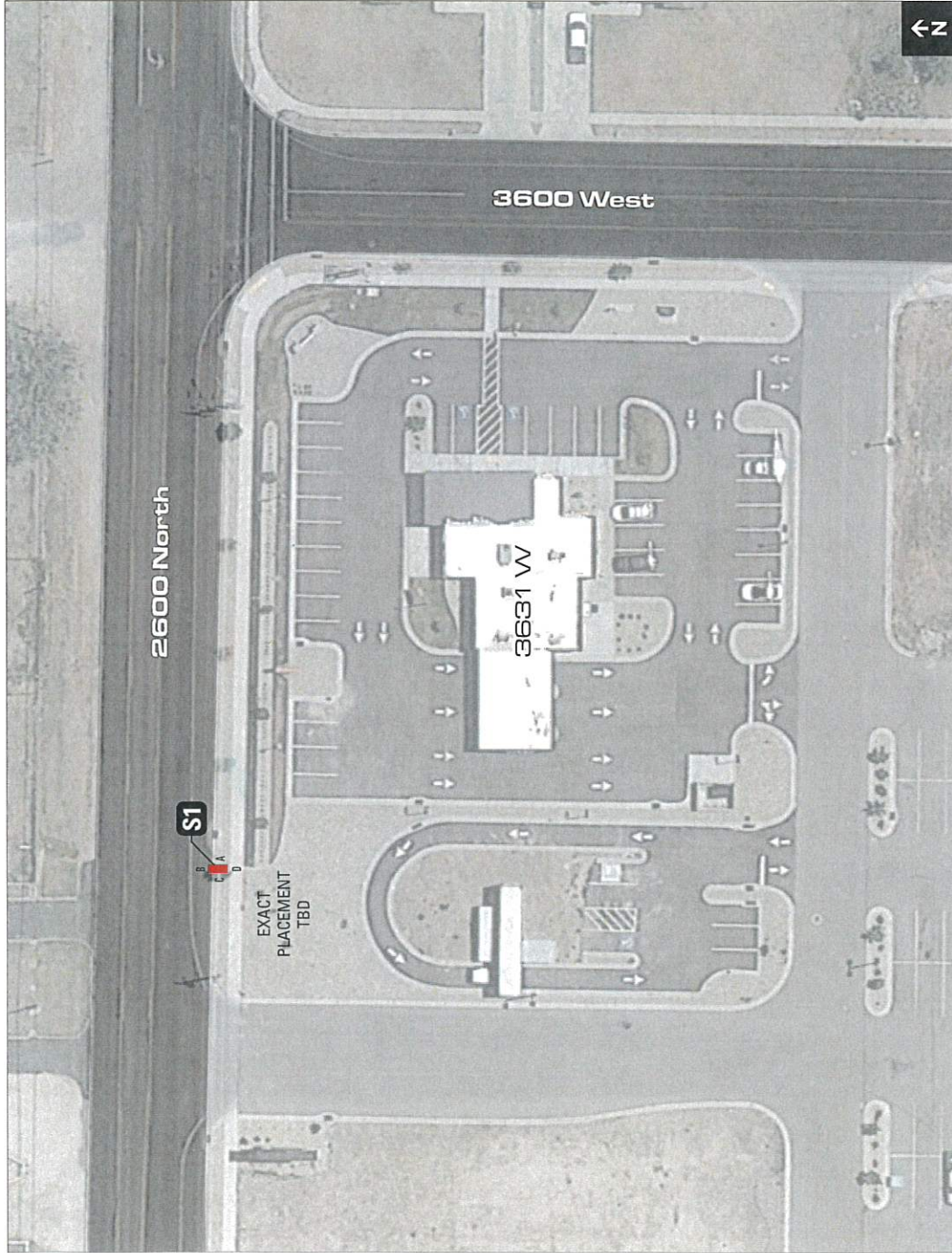
Wasatch Peaks

Credit Union  
3631 W 2600 North  
Plain City, UT 84404  
Acct Exec: Matt Wren  
Designer: Jeremy S. Wilbeck

OPY-74955 R2

ART 0.5

Setback - 12'



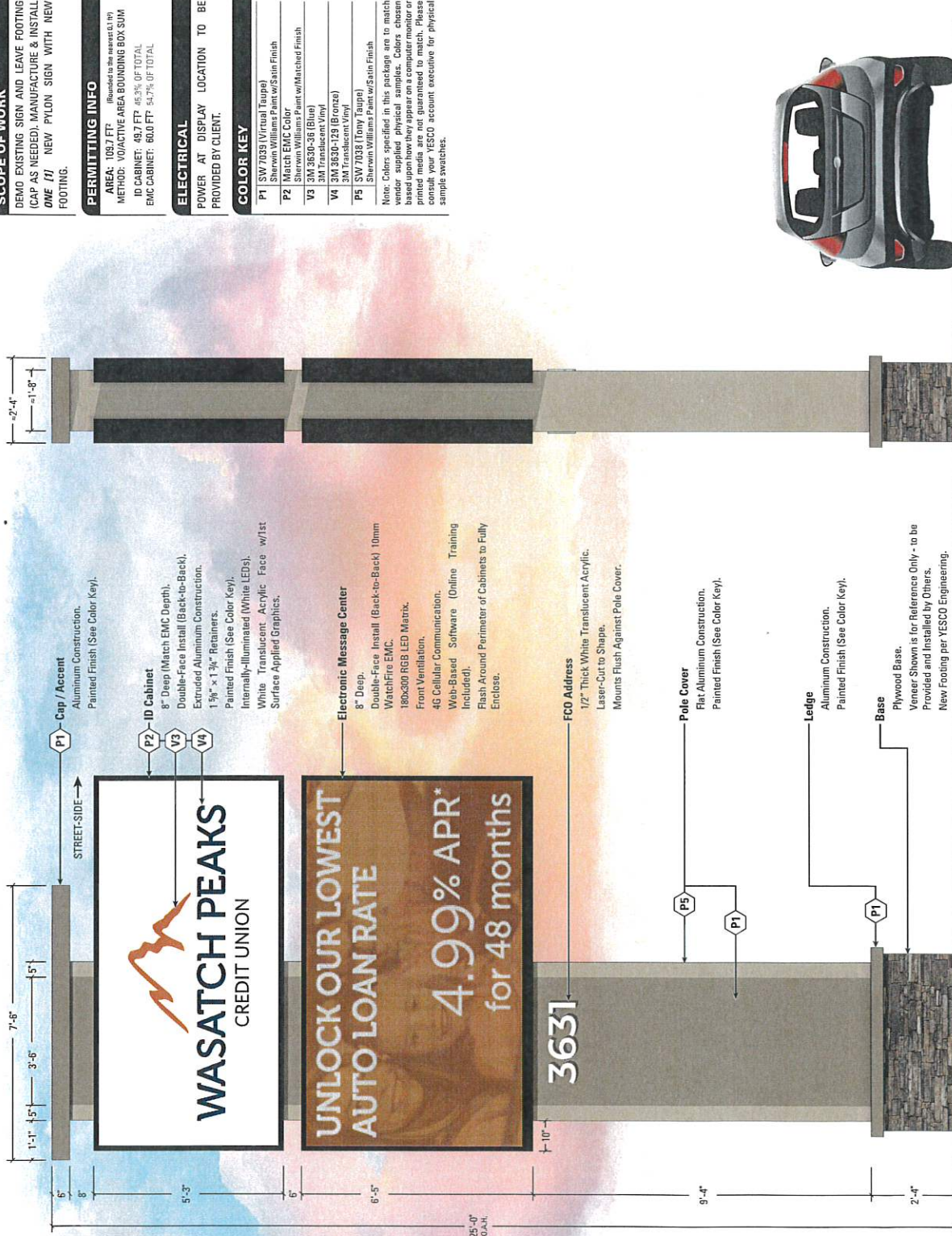
SATELLITE VIEW

1 SITE PLAN

SCALE: W = 5'-0" (1:480)

*new sign*

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**SCOPE OF WORK**

DEMO EXISTING SIGN AND LEAVE FOOTING (CAP AS NEEDED), MANUFACTURE & INSTALL ONE (1) NEW PYLON SIGN WITH NEW FOOTING.

**PERMITTING INFO**

AREA: 103.7 FT<sup>2</sup> (Rounded to the nearest 0.1 FT<sup>2</sup>)  
 METHOD: VO/ACTIVE AREA BOUNDING BOX SUM  
 ID CABINET: 49.7 FT<sup>2</sup> 45.9% OF TOTAL  
 EMC CABINET: 60.0 FT<sup>2</sup> 54.7% OF TOTAL

**ELECTRICAL**

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT.

**COLOR KEY**

- P1 SW 7039 (Virtual Taupe)
- P2 Sherwin Williams Paint w/Satin Finish
- V3 3M 3630-36 (Blue)
- V4 3M 3630-129 (Bronze)
- V5 SW 7039 (Virtual Taupe)

Note: Colors specified in this package are to match the color of the physical samples. Color reproduction based upon the printer's color management system. Printed media are not guaranteed to match. Please consult your YESCO account executive for physical sample swatches.



**DESIGN**

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 Salt Lake City, UT 84104  
 801.487.8481

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This sign is installed in accordance with the requirements of the Utah State Electrical Code and all applicable local codes. This includes proper grounding and bonding of the sign.



**REVISIONS**

No.	Date / Description
R1	12.09.2025 JSW
R2	01.22.2026 JSW
R3	---
R4	---
R5	---
R6	---
R7	---
R8	---
R9	---
JO #	---

**Approval**

A/E Sign / Date  
 Client Sign / Date

**Wasatch Peaks**

Credit Union  
 3631 W 2600 North  
 Plain City, UT 84404  
 Acct. Exec: Matt Wren  
 Designer: Jeremy S. Wilcock

OPY-74955

R2

**ART 1.0**

**2 SIGN TYPE S1 SIDE B**  
 SCALE: 3/8" = 1'-0" [1:32]



**1 SIGN TYPE S1 - ID PYLON W/EMC**  
 SCALE: 3/8" = 1'-0" [1:32]

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R8	...
R9	...

**Approval**

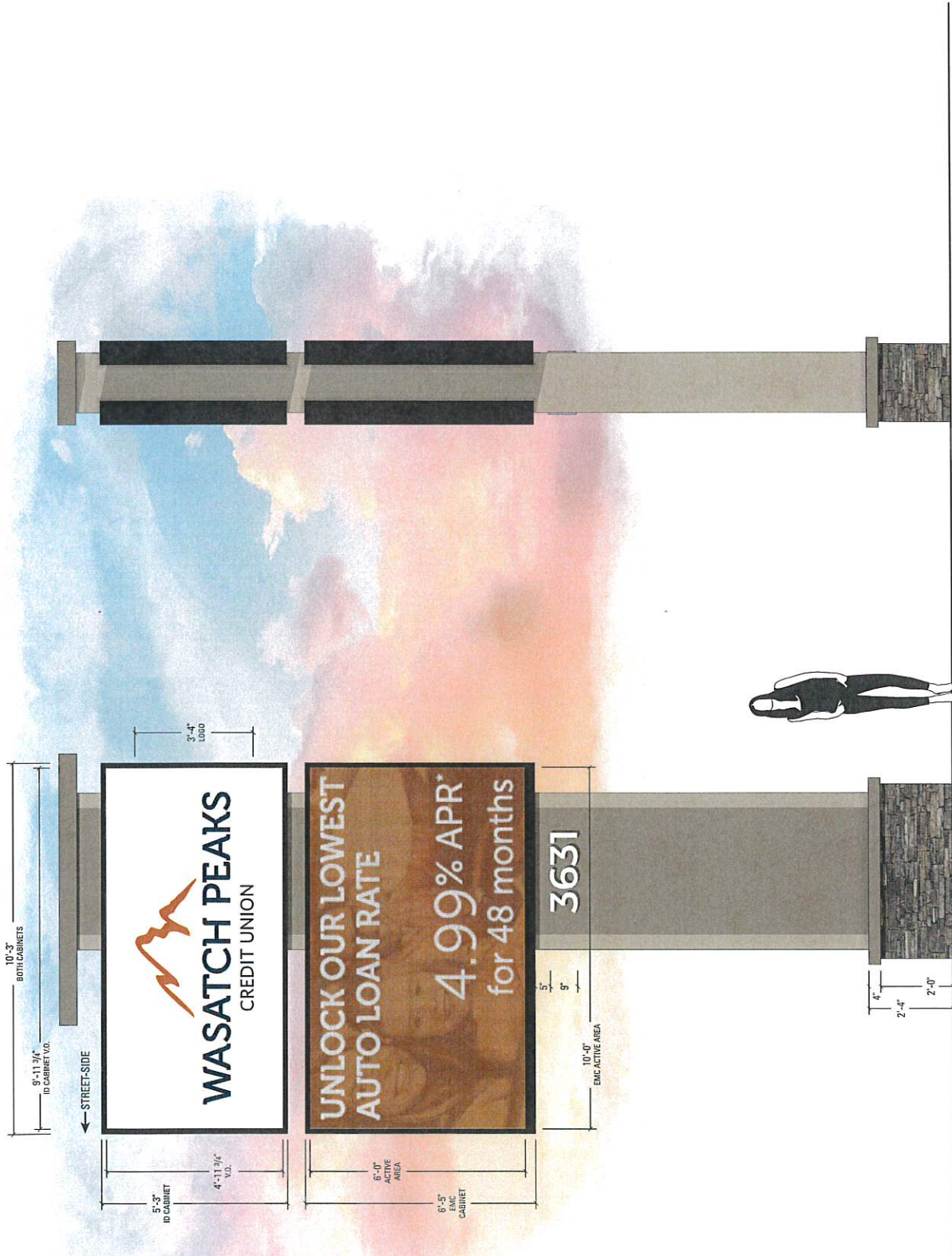
A/E Sign / Date  
Client Sign / Date

**Wasatch Peaks**

Credit Union  
3631 W 2600 North  
Plain City, UT 84404  
Acct. Exec: Matt Wren  
Designer: Jeremy S. Wilcock

OPY-74955 R2

**ART 1.1**



**4** SIGN TYPE S1 SIDED  
SCALE: 3/8" = 1'-0" [1:32]

**3** SIGN TYPE S1  
SCALE: 3/8" = 1'-0" [1:32]

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R9	---

JO #

**Approval**

A/E Sign / Date

Client Sign / Date

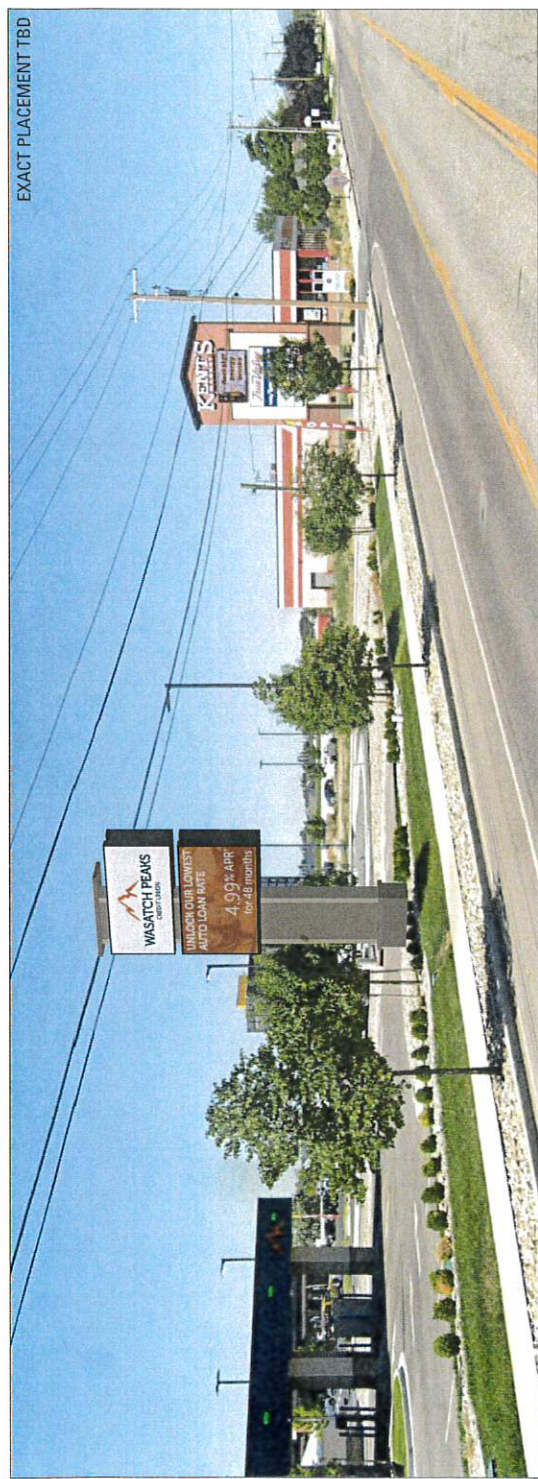
**Wasatch Peaks**

Credit Union  
3631 W 2600 North  
Plain City, UT 84404

Acct. Exec: Matt Wren  
Designer: Jeremy S. Wilcock

**OPY-74955 R2**

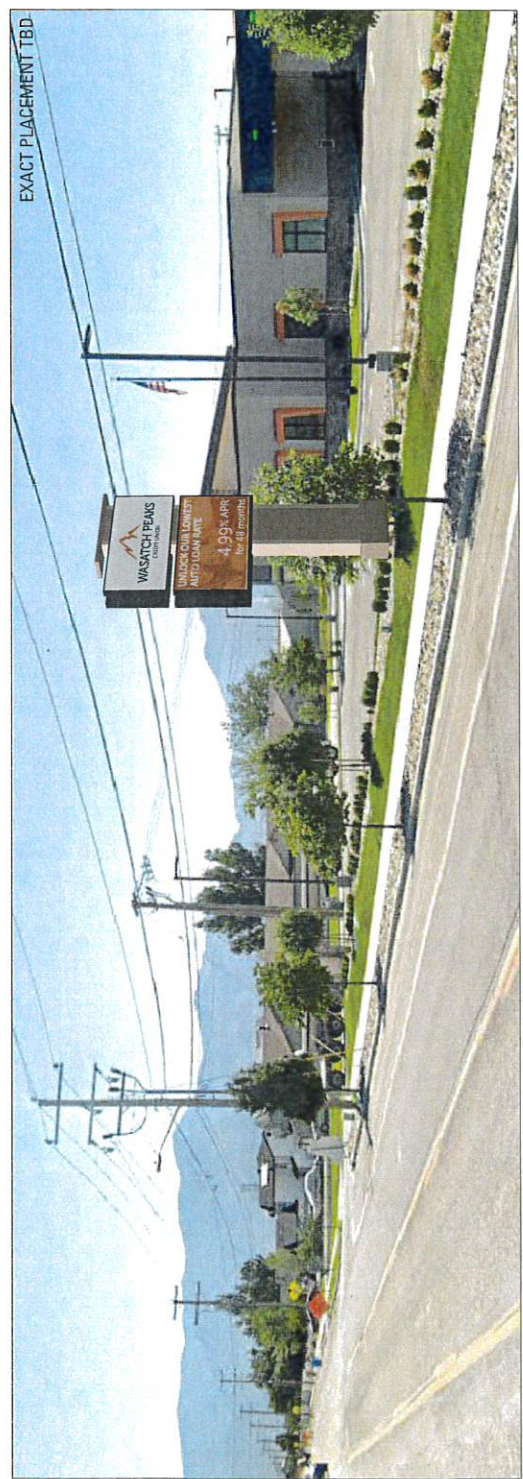
**ART 1.2**



EXACT PLACEMENT TBD

WESTBOUND APPROACH RENDERING

**5** SIGN TYPE S1  
RELATIVE SCALE



EXACT PLACEMENT TBD

EASTBOUND APPROACH RENDERING

**6** SIGN TYPE S1  
RELATIVE SCALE

# Memorandum



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

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

**Date:** April 22, 2026

**Subject:** IHC Plain City Clinic, Site Plan Review

---

We have reviewed the site plan for the proposed IHC Plain City Clinic. We have reviewed the submitted site plan and have the following comments:

1. The south access does not line up with the existing intersection site access. Plain City Ordinances required 150 feet between intersections of streets. However, I recommend this access be considered as a parking lot entrance. Moving the access to the east so the two line up will create safety concerns by creating a straight line between the entrance on the north and the entrance on the south. The curve in the road will tend to slow traffic down. I recommend the access onto 2550 North Street remain where it is shown on the site plan.
2. We understand that UDOT is requiring striping in 2600 North Street (S.R. 134) to accommodate the traffic entering and exiting the clinic. Since there is not a striping plan shown on the submitted plans, the Developer clarify who will be responsible to install the required striping.

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

**SITE PLAN APPLICATION FOR PLAIN CITY**  
(New Construction)

What is being proposed Plain City Clinic Zone C-2 Date Submitted 27 Mar 2026

Address of Location 2850 W 2600 N, Plain City, UT, 84404

Contact Name Luke Love Email: Luke.Love@imail.org Ph 8013810398 Fax # \_\_\_\_\_

Company Name Intermountain Health Address 36 S. State Street, SLC, UT 84111 Ph \_\_\_\_\_ Fax# \_\_\_\_\_

Surveyor's Name Great Basin Engineering Address 5746 S 1475 E #200 Ph 801-689-8413

Engineer's Name Logan Mumford Address South Ogden, Utah 84430 Ph \_\_\_\_\_

**Mark the following if applicable:**

Secondary Water Available? Yes Type Mt View Irrigation Ph 801-731-7252

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

Sewer Connection Available? Yes Contact Mt View Irrigation

Septic System Appears Feasible? N/A Contact Bona Vista Water

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

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

State road 134 is to north of the property. UDOT will review and approve the intersection for compliance.

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

Intermountain Purchased the property in 2018 with the intent to build a clinic. The lot is 4.2 Acres.

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

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

3/16/2026 Date  Signature

Office Use Only  
Site Plan Fee: 200.00

Date Paid: 3-27-26

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

**AFFIDAVIT**

**PROPERTY OWNER**

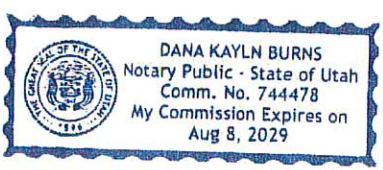
STATE OF UTAH        )  
                                  ) ss  
COUNTY OF WEBER )

I (we), Intermountain Health, 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.

[Signature]  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of March, 2026.



[Signature]  
\_\_\_\_\_  
(Notary)  
Residing in Weber County, Utah

My commission expires: Aug 8, 2029

**AGENT AUTHORIZATION**

I (we), Intermountain Health, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Incline Architects 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)

\_\_\_\_\_  
(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  
NON-RESIDENTIAL SITE PLAN CHECKLIST**

The following checklist is a summary of the requirements for approval of non-subdivision and/or non-residential site plans for Plain City. Detailed requirements are described in Plain City Code, Zoning and Subdivision Ordinance. In case of a discrepancy, the detailed ordinance requirements will govern. Incomplete submittals will not be reviewed or forwarded to the Planning Commission.

- \_\_\_ 1. One (1) copy of all required supporting documents and application fees shall be submitted.
- \_\_\_ 2. An exact copy of a certificate from a title insurance company or attorney which shall set for the names of all property owners included in the plat and shall include a list of all mortgages, judgements, liens, easements, contracts and agreements of record in the County which shall affect the property covered by such plats. If the opinion of title discloses any of the above, then at the option of the City Council the holders or owners of such mortgages, judgements, liens, easements, contracts, or agreements shall be required to join in and approve the application before the Plat shall be acted upon by the Planning Commission.
- UDOT \_\_\_ 3. Traffic Impact Analysis, when required by the City Engineer.
- \_\_\_ 4. The original Site Plan drawing and seven (7) 24"X36" and one (1) 11"X17" copy of the site plan along with three (3) 24"X36" and one (1) 11"X17" copy of the construction drawings, of such quality and resolution that all detail in the drawing is readily discernible, shall be submitted at the time of submittal of the final plat.

**Site Plan Drawing Requirements (If pertains to the Site Plan):**

- Name, address, and telephone number of owner and engineer.
- True north arrow, name of municipality, section, township and range, and date.
- Vicinity map showing the proposed site's location in the City.
- Names of neighboring subdivisions, owners or abutting properties, and City streets. This should include an area not less than 100 feet beyond the boundaries of the proposed development.
- Tie to all controlling survey corners or monumentation.
- Lot line dimensions.
- Tabulation Table in the following format:

	Square Footage	Acreage	Percent of Total
Total Area			100
Total Building Area			
Total Impervious Area			
Total Landscaped Area			

Total Number of Parking Spaces:
---------------------------------

- Streets: Names and locations of fronting streets and dimensions of public streets, private streets, and driveways.
- Buildings: Footprints of existing and proposed buildings and structures including a notation of each building's main floor finished floor height above grade.
- Building elevation: show height dimension & types of materials proposed.
- Sewer & Water: Location and size of existing and proposed sewer lines and manholes, storm drains and manholes, water supply main valves, water lines, culverts, etc.

- Fire protection: existing and proposed fire protection devices within the tract and within 200 feet of the boundaries of the proposed development. Identify required fire department apparatus access roads and proposed fire hydrant locations, as well as UBC specified construction type.
- Drive accesses: location and dimensions & distances to property lines of existing and proposed.
- Curbs, gutters, and sidewalks: location of existing and proposed.
- Parking spaces: 9'X18" minimum; locations, dimensions & number of spaces. Including parking stalls for Americans with Disabilities I.A.W. ANSI A117-1992. Minimum Van size: 16 feet wide by 18 feet long, one required. Minimum for all other ADA stalls: 13'X18'.
- Fences: locations, heights, & types of materials of existing and proposed.
- Signs: location and description (dimensions, distance to property lines, and type of lighting (direct or indirect) of existing and proposed signs.
- Loading areas.
- Solid Waste disposal: show location and enclose with sight obscuring fence.
- Exterior display areas.
- Exterior storage areas.
- Exterior Lighting: location and type.

- \_\_\_ 5. Grading and Drainage Plan in accordance with Chapter 11-5-4 of the Subdivision Ordinance including contour map drawn at 1-foot intervals and enough elevation data to show existing and proposed grades & location & type of inlet boxes, etc. To be approved by the City Engineer prior to Planning Commission review.
- \_\_\_ 6. Landscape plan: detailed with specific types and locations; underground, automatic sprinkling system required; required trees.
- \_\_\_ 7. Traffic Circulation Plan.
- \_\_\_ 8. Signed easements and/or agreements with adjacent property owners for necessary off-site facilities or other matters pertinent to the subdivision, if not already submitted.
- \_\_\_ 9. Letter of Final Approval for culinary water from Bona Vista Water Improvement District (or applicable culinary water district).
- \_\_\_ 10. Letter of Final Approval for secondary water from Weber Box Elder Water (or applicable secondary water purveyor). Note: A letter of "conditional" final approval may be submitted at this stage of the process. However, the Final Plat shall not be signed by the City Engineer until a Letter of Final Approval is received.
- \_\_\_ 11. Letter from each other utility company included stating that they have reviewed the plan and are setting forth their comments concerning the extent of services and the design of utility easements.
- Currently under review \_\_\_ 12. For developments with any boundary shared with a Utah Department of Transportation (UDOT) road, submit written evidences that UDOT has reviewed the development plans and is in agreement with the proposed plan: Approval of the State Right of Way Engineer must be obtained for items such as location of curb, gutter, and sidewalk, location and number of curb entrances, turning and deceleration lanes, land striping, etc. On City streets, the approval for location and number of curb entrances must be received from the City Engineer.

- \_\_\_ 13. Storm Water Pollution Prevention Plan.  
As required by laws of the State of Utah, submit a Storm Water Pollution Prevention Plan for each project and copies of State Permit received.
- \_\_\_ 14. Any other information as may be useful or necessary for the meaningful review of the project. Additional information may be requested based on the nature of the project or the site.

## SITE PLAN REVIEW PROCESS

### GENERAL REQUIREMENTS

Any required subdivision relative to the site plan must be approved prior to the submission of a non-residential site plan. A review of the drawings and supporting documents will be completed to determine conformance with the City's General Plan and Zoning Ordinance Requirements.

### TIMING AND SCHEDULING

It is not unusual in most communities for the site plan review and approval process to take several months. The same may also be true for Plain City, depending upon the challenges association with the proposed site plan and the number of entities involved in the review and approval process. The best way to keep the schedule to a minimum is to provide complete submittals in accordance with application and submittal milestones. Those milestones are described in detail in the paragraph below and are summarized here for your convenience.

NOTE: The Site Plan Review and approval is done by the Commission unless there is an appeal to the City Council.

### Site Plan Submittal

- ❖ **Complete plat submittal - at least 30 days prior to the Planning Commission meeting on the second Thursday of the month.** (Note: This will result in the applicant being added to the Planning Commission's agenda. The Planning Commission may limit the number of items on an upcoming agenda. This is done on a first come, first serve basis.)



Ogden Service Center  
1438 W. 2550 S.  
Ogden, Utah, 84401

March 20, 2026

RMP Request # 7581058

Located At Or Near: 2850 W. 2600 Plain City, Utah, 84404

To Whom It May Concern,

After reviewing the proposed plans for the above-mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the current Electrical Service Requirements, Rocky Mountain Power Tariff, and the Electric Service Regulation #12 on file with the Public Service Commission of the State of Utah.

For additional consultation on this matter or if you have any further questions, please feel free to contact me at (801) 629-4303.

Sincerely,

*Cullin Williams*

Ogden Estimator



August 25, 2025

Plain City Intermountain Clinic  
2850 W 2600 N  
Plain City, UT

Dear Developer:

*Re: Natural Gas Service Availability Letter*

Natural gas can be made available to serve the Plain City Intermountain Clinic Subdivision 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

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

Date: 3-2-2026

To whom it may concern:

Project: Intermountain Plain City Clinic

Dear Sirs,

This is to confirm that Mt. View Irrigation has the capacity to serve secondary water to the Intermountain Plain City Clinic Project providing the owner of the subdivision completes a development agreement with the company which will include providing the applicable water shares sufficient to provide water to the project, completion and acceptance of the pipelines, service laterals and payment of applicable connection fees. No building permits are to be issued until the agreements have been completed, fees paid, water provided, and plans approved. Upon completion of these items, Mt. View Irrigation will issue connections needed for building permits. Each lot owner will become a Class D (non-voting) shareholder in the company and be bound by its by-laws.

Signed

A handwritten signature in blue ink, appearing to read 'Kami Marriott', with a large, stylized flourish at the end.

Kami Marriott  
Secretary



## *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

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

---

1/13/2025

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

RE: **AVAILABILITY LETTER** – Intermountain Health Plain City

The development is located at 2850 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 Heffelfinger,  
Assistant Manager

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**Board of Directors**

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

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

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**Management**

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

















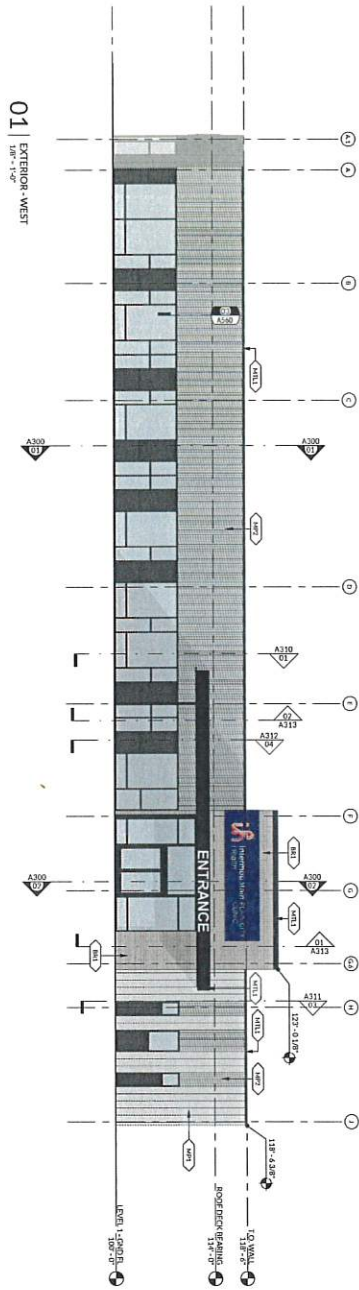




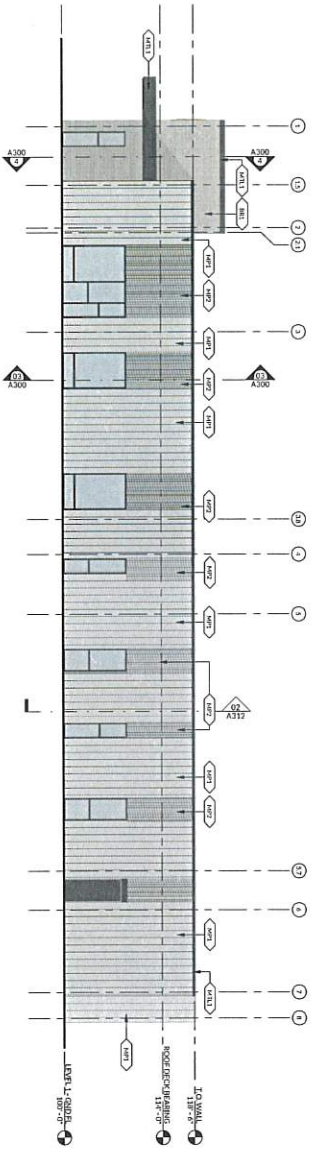




01 | EXTERIOR - WEST  
 1/8" = 1'-0"









02 | EXTERIOR - SOUTH  
 1/8" = 1'-0"



**EXTERIOR ELEVATION NOTES**

1. THESE ELEVATIONS WERE PRINTED IN ACCORDANCE WITH THE PROJECT'S REQUIREMENTS. ALL FINISHES SHOWN IN THESE ELEVATIONS ARE SUBJECT TO THE CONTRACTOR'S SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
2. FINISHES SHOWN ON THESE SHEETS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. FINISHES SHOWN ON THESE SHEETS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4. FINISHES SHOWN ON THESE SHEETS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

**ELEVATION FINISHES**

	BRICK AS SHOWN ON SHEET 01-100-01
	CONCRETE AS SHOWN ON SHEET 01-100-01
	GLASS AS SHOWN ON SHEET 01-100-01
	METAL AS SHOWN ON SHEET 01-100-01
	DARK GREY AS SHOWN ON SHEET 01-100-01
	LIGHT GREY AS SHOWN ON SHEET 01-100-01

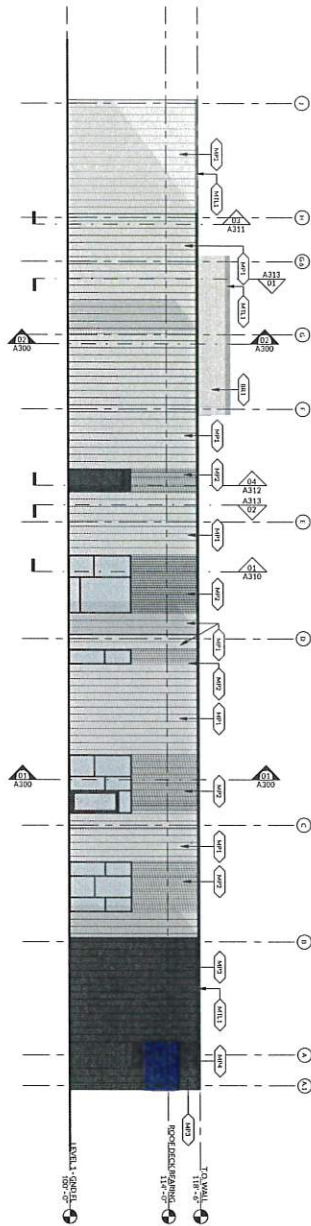
**INCLINE ARCHITECTS**  
 2850 W 2600 N  
 PLAIN CITY, UT 84404  
 TEL: 801.225.1111  
 WWW.INCLINEARCHITECTS.COM

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

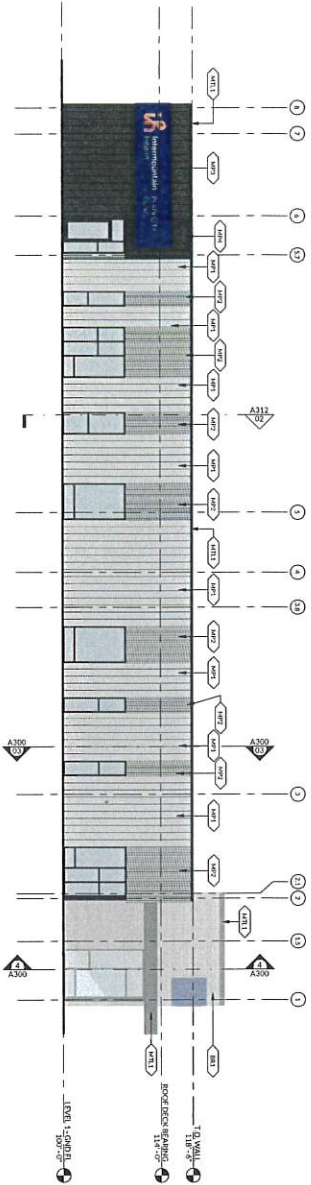
**IH PLAIN CITY CLINIC**  
 2850 W 2600 N  
 PLAIN CITY, UT 84404



ARCHITECT: INCLINE ARCHITECTS  
 PROJECT NO: 24-038  
 DATE: 14 JANUARY 2016  
 OWNER: IH PLAIN CITY CLINIC  
 50% CD PROGRESS SET  
 EXTERIOR ELEVATIONS



01 | EXTERIOR - EAST  
1/8" = 1'-0"








02 | EXTERIOR - NORTH  
1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

1. THESE ELEVATIONS WERE PREPARED IN ACCORDANCE WITH THE INTENT TO REFLECT ALL INFORMATION ON THE PROJECT TO SHOW, IF CALLED THEREIN, THE COLORS AND FINISHES TO BE USED ON THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
  2. ALL FINISHES INDICATED ON EXTERIOR WALLS FOR ALIGNED VERTICALLY WITH THE FINISH SCHEDULE ON THIS SHEET TO INDICATE FINISHES TO BE USED ON THE ELEVATIONS.
  3. FINISH SCHEDULE ON THIS SHEET IS A SELECTION OF FINISHES TO BE USED ON THE ELEVATIONS.
  4. FINISHES ON SHEET ABOVE SHALL APPLY TO ALL FINISH IDENTIFIERS.
- REVISIONS:** SPECIFICATION SHEETS PROVIDE FURTHER DEFINITION OF MANY FINISHES IDENTIFIED LIST. ALL INSTANCES OF THESE HAVE BEEN NOTED AND CORRECTED TO REFLECT THE INTENT OF THE ARCHITECT'S DESIGN.
- LEGEND:** [Symbol] IDENTIFIER FOR SHEET [Symbol] FINISHES OFF FINISH SCHEDULE

**ELEVATION FINISHES**

	FINISH SCHEDULE IDENTIFIER: A101
	FINISH SCHEDULE IDENTIFIER: A102
	FINISH SCHEDULE IDENTIFIER: A103
	FINISH SCHEDULE IDENTIFIER: A104
	FINISH SCHEDULE IDENTIFIER: A105

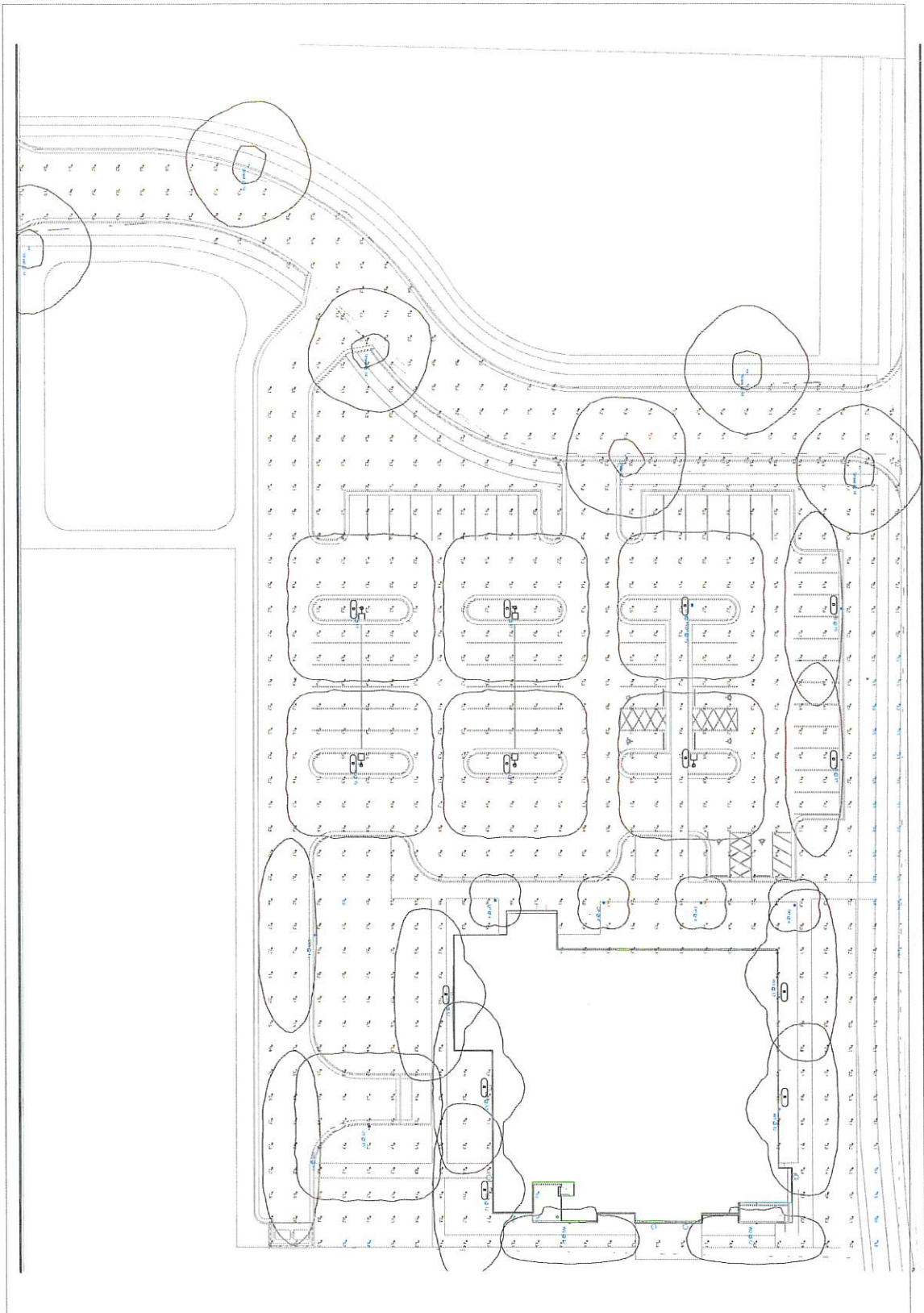


**INCLINE ARCHITECTS**  
ARCHITECTS  
14 JANUARY 2026  
50% CD PROGRESS SET

**IH PLAIN CITY CLINIC**

2850 W 2600 N  
PLAIN CITY, UT 84404





**INCLINE ARCHITECTS**  
 2850 W 2600 N  
 PLAIN CITY, OH 45424

**INTERIM REVIEW ONLY**

This document is unperfected and not intended for regulatory approval. It is intended for informational purposes only. No warranty is made by the architect for the accuracy of the information contained herein.

Arch. Reg. No. 2020000000

Scale: 1/8" = 1'-0"

## IH PLAIN CITY CLINIC

2850 W 2600 N  
 PLAIN CITY, UT 84404

REVISION	NO. DESCRIPTION	DATE

INCLINE 24-028

14 JANUARY 2028

50% CD

**PHOTOMETRIC SITE PLAN**

**E1.02**

