




Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: June 3, 2026

Subject: Sage Creek Subdivision - Plan Review

We have reviewed the revised plans for Sage Creek Subdivision, Phase 1. Following our review, we have the following comment:

It is our understanding the Developer has relocated the proposed secondary water pond and pump house to a lot within the Development. We also understand that Pineview Water Systems is willing to take over the operation and maintenance of the pond, pump house and the related secondary water system. Pineview Water Systems must indicate to Plain City that they have reviewed and approved the revised plans. Once Pineview has approved the revisions, we recommend final approval be granted.

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

To Whom it May Concern,

This letter memorializes the understanding between Weber County (the "County") and the Developer of the Sage Creek Subdivision (the "Developer") regarding improvements to 3600 North in connection with the development of the Sage Creek Subdivision.

Phase One Improvements

In connection with Phase One of the Sage Creek Subdivision, the Developer agrees to improve the existing substandard roadway, specifically, the Developer shall add asphalt to the south side of the roadway to achieve a minimum 24' of asphalt. The Developer shall also increase the turning radii at the intersection of 3600 North and 3900 West to meet applicable County standards and improve safety and functionality at that intersection.

The County acknowledges and agrees that it will not take action to prevent issuance of Certificates of Occupancy (CofO) for Phase One, provided that the Developer completes the above-described improvements necessary to bring the drivable surface into compliance with County code.

Baseline Road Inspection

The County will pay for and obtain a baseline professional analysis to determine the condition and remaining useful life of the roadway.

Periodic Road Inspections

At the end of each phase, when construction has been completed on the phase, the parties agree to meet to inspect the condition of 3600 North and to determine whether any improvements or repairs need to be made at that time to keep the road in a safe condition.

Phase Four Participation in Full Road Improvements

At the commencement of Phase Four of the Sage Creek Subdivision, the Developer agrees to participate with the County in the broader improvement or reconstruction of 3600 North on a cost-sharing basis.

The Developer and the County shall each pay fifty percent (50%) of the cost of a professional analysis to determine the condition and remaining useful life of the roadway.

Based on the results of this analysis compared to the baseline analysis, the Developer agrees to contribute to roadway improvement or repair costs in proportion to the impact of its development on the remaining useful life of the roadway. This contribution shall reflect the portion of roadway deterioration attributable to the Developer's use, as determined by the analysis.



June 2, 2026

Plain City Planning
Re: Sage Creek Development

To Whom It May Concern:

We have received and reviewed the revised drawings for the Sage Creek Development in Plain City, Utah. Based on our review, the project has met all requirements and standards set forth by our water district and is approved to proceed.

Please contact me with any questions or concerns.

Sincerely,

Brooke Harris
bharris@pineviewwater.com
Assessment Clerk
801-622-4355

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



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474

June 5, 2026

To All Interested Parties:

The Bona Vista Water Improvement District will not be allowing any water service connections to Sage Creek Subdivision Phase 1 at this time due to the lack of available secondary water supply.

As documented in the attached signed Conditional Will-Serve Letter issued to the developer, the availability of culinary water service is contingent upon the availability of an adequate secondary water supply. The Conditional Will-Serve Letter specifically states that if a secondary water supply is not available, culinary water service will not be provided.

Also attached is the District's resolution requiring a secondary water supply for development projects within the District's service area.

If you have any questions regarding this matter, please contact Matt Fox at Bona Vista Improvement District.

Sincerely,

Matt Fox General Manager

Board of Directors

Ronald Stratford, Chairman – Unincorporated
David Bolos, Vice Chairman – Farr West
Les Syme – Marriott/Slaterville
Phillip Meyer – Plain City
Roger Shuman - Harrisville

Management

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



Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

July 17, 2025

Mr. Pat Burns
Red Lync, LLC
1946 W 5600 S
Roy, Utah 84067

RE: Conditional Culinary Water Will-Serve Letter – Sage Creek Subdivision – Phase 1

Dear Mr. Burns:

The Bona Vista Water Improvement District (“District”) acknowledges receipt of your request for a will-serve letter for culinary water service to the proposed Sage Creek Subdivision – Phase 1, located at or near 3600 North 4290 West in Plain City, Utah.

The District understands that Plain City requires confirmation of both culinary and secondary water service as part of the subdivision application process. Accordingly, this letter outlines the conditions and criteria that must be satisfied before the District will consider a formal application for connection. This letter does not constitute an approval or guarantee of connection; rather, it confirms the District’s ability to provide culinary water service to the proposed subdivision if all necessary prerequisites and conditions are met to the District’s satisfaction.

The District has adopted Resolution No. 07-2021, which establishes its policy regarding the connection of new developments to its culinary system where secondary water service is also required. A copy of the Resolution is attached. The Resolution expresses the District’s concern about the growing strain on culinary resources resulting from the absence or delay of secondary water systems, and sets forth the following core requirement:

All applicants requesting new culinary connections shall bear the responsibility of demonstrating adequate access to a secondary water supply in the amount of 3 acre-feet per acre of irrigable land, or that an exception to secondary watering requirements has been granted and recorded in accordance with applicable city and county ordinances. Demonstration of adequate access to secondary water may include, but is not limited to, will-serve letters, water shares, recorded exemptions from secondary watering requirements, and any other information the District Manager deems reasonably necessary to make a determination.

No formal consideration for culinary service will occur until the District receives written confirmation from the Weber-Box Elder Conservation District (WBEC District) that these obligations have been fully met and that the secondary water system is functional, approved, and

accepted. At that time, you may formally apply for culinary water service. The application must include all documentation required by the District. Approval is further contingent upon:

- Compliance with all applicable District policies, standards, and engineering requirements;
- Payment of all applicable service, inspection, and impact fees;
- Execution of any required agreements; and
- Compliance with Resolution No. 07-2021;
- Any other conditions the District deems necessary.

Please note that the District retains full discretion to evaluate and determine whether all conditions have been satisfactorily met. Nothing in this letter obligates the District to approve an application or extend service unless and until the District is fully satisfied that all criteria set forth above have been fulfilled.

If you agree to the terms set forth herein, please sign and return a copy of this letter to the District for its records.

Sincerely,

Matt Fox
District Manager
Bona Vista Water Improvement District

Acknowledgment

I, Pat Burns, acknowledge receipt of this letter and understand that culinary water service from Bona Vista Water Improvement District to Sage Creek Subdivision – Phase 1 is contingent upon full satisfaction of all requirements described above.

Signature: 
Date: 7-18-25

Bona Vista Water Board of Directors
Ronald Stratford – Chairman – Unincorporated Weber
County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Marriott-Slaterville
Jon Beesley, Vice Chairman – Plain City
Michelle Tait, Chairwoman - Harrisville

Bona Vista Water Management
Matt Fox, Manager
Kenny Heffelfinger, Assistant Manager
Shauna Gilchrist, Administrative Manager

RESOLUTION NO. 02-2022

A RESOLUTION OF THE GOVERNING BOARD OF THE BONA VISTA WATER IMPROVEMENT DISTRICT REQUIRING SECONDARY WATER AS A CONDITION TO PROVIDING CULINARY WATER SERVICE

WHEREAS, Bona Vista Water Improvement District (“District”) is an improvement district duly organized and existing under the laws of the State of Utah; and

WHEREAS, the District is a culinary water service provider for residential, commercial, and industrial uses; and

WHEREAS, with limited exceptions, the District is not a secondary water service provider; and

WHEREAS, the District currently prohibits residential connections unless an applicant can demonstrate adequate access to a secondary water supply, or there is no possibility of outside irrigation, including lawn watering; and

WHEREAS, the District has, on a limited basis, allowed industrial and commercial connections to use District water for secondary purposes in the event fifteen percent of the ground area developed will require outside irrigation, including lawn watering; and

WHEREAS, as development in Weber County continues to grow, demand on municipal services will also increase, including access to culinary water; and

WHEREAS, the District has a responsibility to provide continuing, uninterrupted access to culinary water for its current customers; and

WHEREAS, in the face of continuing drought conditions, and in order to continue meeting current water demands and to prepare for future development in the area, it is necessary for the District to limit its water supply to only culinary uses; and

WHEREAS, the District held a public hearing on December 13th, 2021, to gather public input on restricting use of culinary water for secondary purposes;

NOW THEREFORE, be it resolved by the Board of Trustees of the Bona Vista Water Improvement District, that unless expressly authorized prior to the date of this resolution, District water shall not be used for any secondary watering purposes, including the watering of vegetation using sprinklers or other irrigation methods.

All applicants requesting new culinary connections shall bear the responsibility of demonstrating adequate access to a secondary water supply in the amount of 3 acre feet per acre of irrigable land, or that an exception to secondary watering requirements has been granted and recorded, in accordance with applicable city and county ordinances. Demonstration of adequate access to secondary water may include, but is not limited to will-serve letters, water shares,

recorded exemptions from secondary watering requirements, and any other information the District Manager deems reasonably necessary to make a determination.

Any customer that does not have a previously recognized exemption to this policy that is found to be improperly using culinary water for secondary purposes shall be subject to a \$100 fine. An additional \$100 fine will be assessed each day there is a violation and until the customer successfully demonstrates that he/she has disconnected from District's infrastructure and is no longer using culinary water for secondary purposes. Customers found to be in violation of this Resolution shall also reimburse the District for all hard costs incurred to inspect and disconnect the unapproved secondary connection, including any and all property damage to the District's infrastructure that is caused by the unapproved access. In addition, applicants shall, as a condition in their application for services, agree in writing to the provisions stated above.

The District Clerk is hereby authorized to work with legal counsel to update the District's application for services so that it conforms with the requirements set forth in this Resolution.

APPROVED this 31st day of January, 2022.

BONA VISTA WATER IMPROVEMENT
DISTRICT

By 
Michelle Tait, Chair

ATTEST:


District Clerk

Plain City Commission
Minutes of Meeting
August 28, 2025

worried about the well going dry. Commissioner Ableman mentioned if Pat deeds the well to Mr. Cragun, then if the well goes dry it is up to Mr. Cragun to drill a new well, but if he keeps ownership of the well it would be Pats responsibility to maintain the well. Bart mentioned he gave Tammy a deed that says half of the well is his, he also gave Chairman Maw a copy. He stated he is not asking for any ground but he is asking for access to the well. Commissioner Ableman asked Bart if he was okay with the well, being deeded over to him. Bart indicated he was okay with this. He did say he believes with development the well could go dry and that is the reason he is asking for the connection. Bart did say pavement will not let water go into the ground, he is afraid in time the well will go dry. Pat did say the culinary water is on the south side of 3600 W. Commissioner Skeen asked if he was just putting in a stub. Pat indicated that is correct.

Commissioner Ableman motioned to approve first review phase 1 Sage Creek Subdivision. Contingent on a deeded well to Bart Cragun and a Utility Easement and a Bona Vista Water connection for Bart Cragun and Weber County approval of 3600 W. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.

9. Report from City Council: Commissioner Ableman

Commissioner Ableman mentioned city council discussed the donation of property from Stillcreek Village HOA. He indicated the new HOA board was under the impression that the city wanted the property. He mentioned it was clarified that the city does not want the property. He stated city council set a meeting to canvass the 2025 primary election. It was followed by a work meeting for the Winegar property. Commissioner Ableman indicated city council was under the impression that they only had two options. We give them the overlay and they donate the property to the city for a park or they stay with 18.5 square foot lots and we purchase the property from them. Councilmen Jenkins asked why we are purchasing property that the city donated to the Winegar Family years ago. The property is on our future land use map as open space but according to the Mayor and our attorney we do not have to allow them to build on the property, the developer can continue to own the property or they can turn it over to the city. He mentioned the developer was going to come up with a new plan for the land.

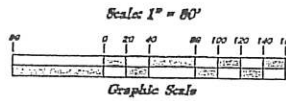
10. Commission Comments:

Commissioner Ortega mentioned he will be gone on November 20, he is wondering if someone will switch days with him to go to city council. Chairman Maw did say with all the talk about water maybe we need to think of some new standards for yards and more water efficient ways.

11. Adjournment

Commissioner Skeen moved to adjourn the meeting at 8:41pm. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. Motion carried.

City Council Meeting: September 4- Commissioner Skeen



VICINITY MAP
Not to Scale

NARRATIVE

This Survey was requested by Pal Burns for the purpose of subdividing said property into Thirtieth (30) lots.

Basis of bearing for this survey is South 89°49'37" East measured between the Northeast Corner of Section 20 and the North Quarter Corner of Section 21 Township 7 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey.

This survey was intended to be an aliquot part as deemed by the verbiage in said deed and the adjoining record deeds. In conducting the field work sufficient evidence was not found to annul the North and East boundaries from the aliquot position, however, along the South and West boundaries evidence found in the field and evidence from historic aerial photos indicated that boundary by acquiescence has occurred as set for most recently in Hansen Vs Kury Jensen Properties, Utah Court of Appeals, seeing that the following four requirements have been met:

1. Visible line marked by monuments, fences, buildings, or natural features treated as a boundary.
2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary.
3. Mutual acquiescence in the line as a boundary by adjoining landowners.
4. For a period of at least 20 years. (Verified by historic photographs)

See ROS filed with Weber County Surveyors Office No. 7502. For overall Boundary Retracement Details.

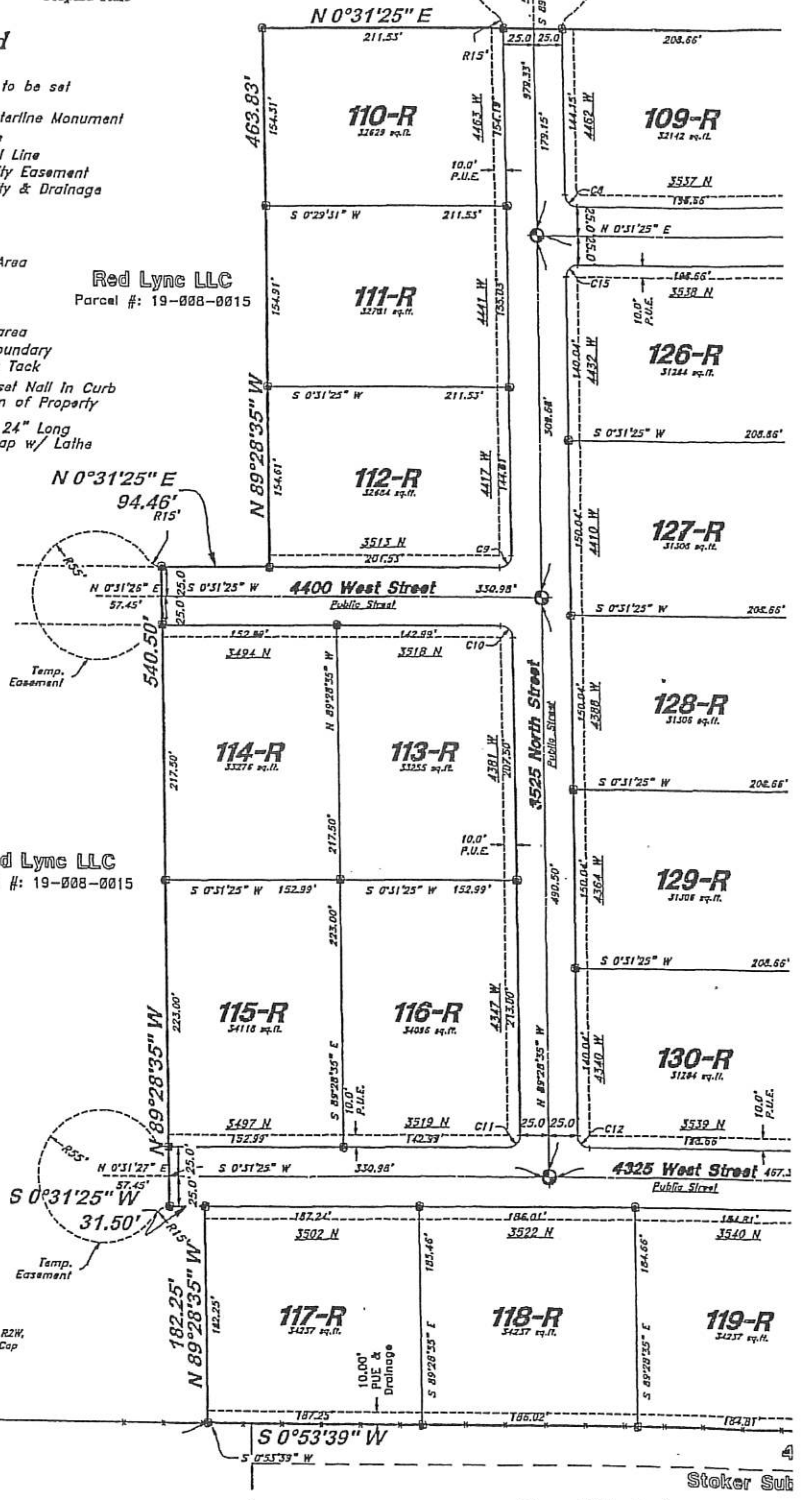
Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- IRR Irrigation
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail In Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Latha

Red Lync LLC
Parcel #: 19-008-0015

Red Lync LLC
Parcel #: 19-008-0015

Red Lync LLC
Parcel #: 19-008-0
Temp. Easement



APPROVAL AND ACCEPTANCE

Presented to the _____ this _____ day of _____, 20____ at which time this subdivision was approved and accepted

Attest _____ Recorder _____ Mayor

CITY ENGINEER

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in the Plain City Office

Date _____ Engineer _____

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2026 by the Plain City Planning Commission.

Chair _____ Planning Commission

CITY ATTORNEY

Approved as to form this _____ day of _____, 2026.

Plain City Attorney

RESTRICTIONS:

1. Lots marked with an "-R" will be restricted to the lowest livable finished floor elevation not below 4220.5 feet above sea level, Per NAVD 1988 Datum
2. Lot 101-R Driveway Restriction: Driveway position to be approved by City at Site Plan Review
3. No Objects taller than 3.5' above grade are allowed within Sight Easement, including, but not limited to foliage, farming equipment, decorations, and temporarily parked cars.
4. Secondary Water Shall be Provided by an Irrigation Company

Russell M. Jackson
Parcel #: 19-427-0002

BOUNDARY DE

A part of the Southeast Quarter of Range 2 West, Salt Lake Base and Meridian, Utah;

Beginning at The East Quarter Corner South 0°53'39" West 2642.34 feet from it and running thence South 0°53'39" West 182.2; 31.50; thence North 89°28'35" West 182.2; 31.50; thence North 89°28'35" West 540. East 94.46 feet; thence North 89°28'35" 0°31'25" East 678.84 feet; thence North North 0°31'25" East 288.62 feet to the 89°19'38" East 1209.15 feet along said of Beginning.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-504 (see ROS #7502) and that I have verified all measurements shown hereon this plat of Sage Creek Subdivision - Phase 1 in Plain City, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Measurements have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Plain City, Weber County Zoning Ordinance.

Signed this _____ day of _____, 2026.

6242920
License No.

Andy Hubbard

WILCOX FAMILY LLC
cel #: 19-008-0014

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots Parcel A, and Public Streets as shown on the plat and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

We also Dedicate and Grant all those parts or portions of said tract of land designated as Irrigation Easement (IRR Esm't) to C & J Wilcox Family LLC for irrigation purposes. The same to be used for the installation, maintenance, and operation of a Gravity Irrigation System, Pipes, and Structures as needed to convey irrigation waters. We also grant and convey all of Parcel A to Bart J. & Dawni Gregun, in fee.

Signed this _____ Day of _____, 2026.

- Red Lynn, LLC -

Patrick Burns - Manager

ACKNOWLEDGMENT

State of Utah
County of _____

}}
ss

Warm Springs Creek



Sage Creek Subdivision - Phase 1

A part of the Southeast Quarter of Section 20, T7N, R2W, SLB&M, U.S. Survey
 Plain City, Weber County, Utah
 March 2026

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-73-504 (see 805 #1502) and that I have verified all measurements shown herein this plot of Sage Creek Subdivision - Phase 1 in Plain City, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plot. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Plain City, Weber County Zoning Ordinance.

Signed this _____ day of _____, 2026.

6242920
 License No. Andy Hubbard

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots Parcel A, and Public Streets as shown on the plat and name said Sage Creek Subdivision - Phase 1 and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also Dedicate and Grant all those parts or portions of said tract of land designated as Irrigation Easement (IRR Esm) to C & J Wilcox Family LLC for Irrigation purposes. The same to be used for the installation, maintenance, and operation of a Gravity Irrigation System, Pipes, and Structures as needed to convey irrigation waters. We also grant and convey all of Parcel A to Bert J. & DeAnn Cragun, in fee.

Signed this _____ Day of _____, 2026.

- Red Lync, LLC -

Patrick Burns - Manager

ACKNOWLEDGMENT

State of Utah } ss
 County of _____ }
 The foregoing instrument was acknowledged before me this _____ day of _____ 2026 by _____ Patrick Burns - Manager, Red Lync, LLC.

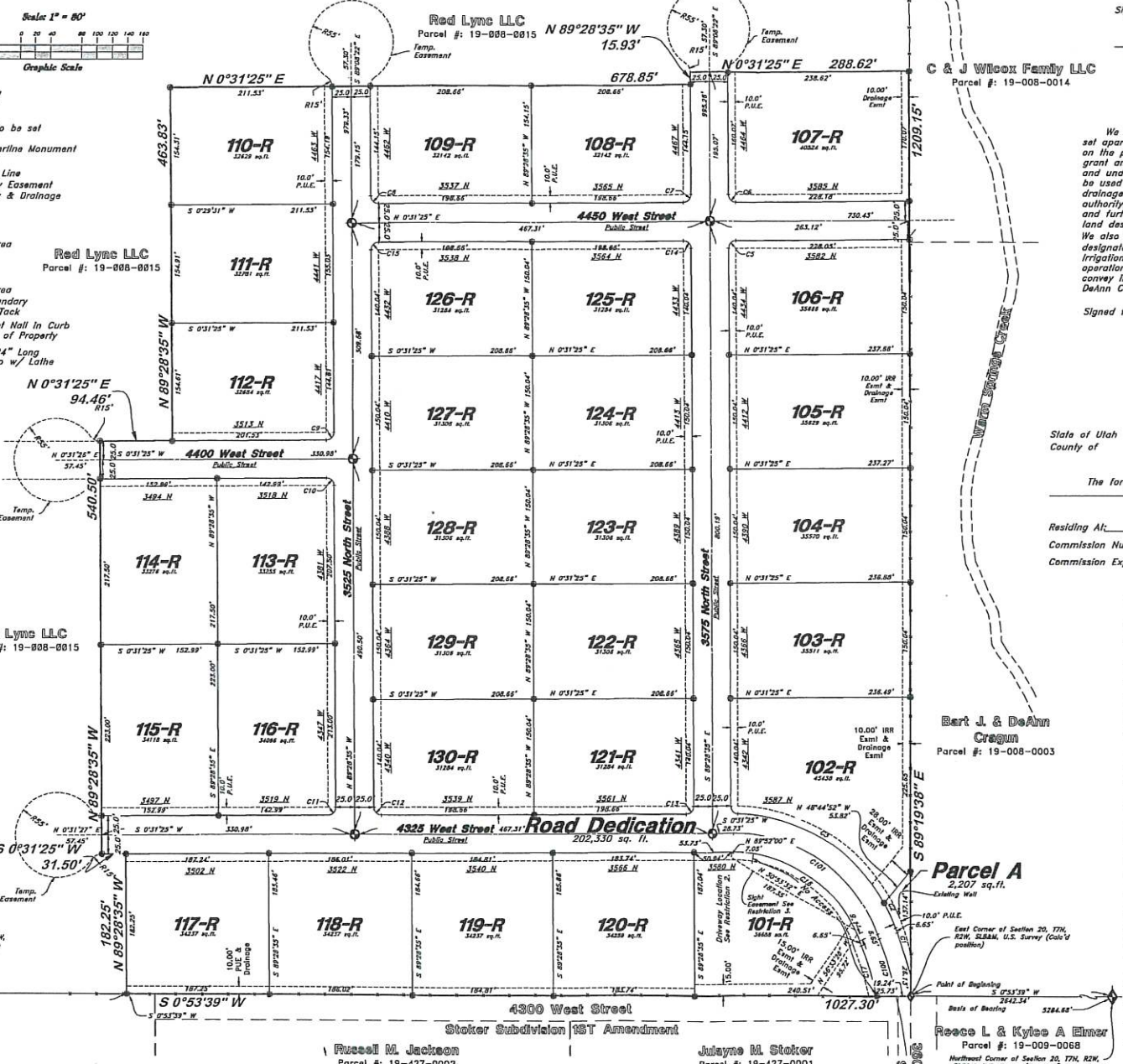
Residing At: _____ A Notary Public commissioned in Utah
 Commission Number: _____
 Commission Expires: _____ Print Name

| Property Line Curve Data | | | | | |
|--------------------------|-----------|---------|---------|-----------------|--------------|
| Curve # | Delta | Radius | Length | Chord Direction | Chord Length |
| C1 | 4°51'14" | 705.00' | 59.73' | S 73°19'55" W | 59.71' |
| C2 | 9°14'24" | 225.00' | 36.29' | S 66°17'06" W | 36.25' |
| C3 | 39°16'42" | 225.00' | 234.09' | S 31°51'33" W | 223.68' |
| C4 | 88°57'08" | 10.00' | 15.53' | N 46°31'39" E | 14.01' |
| C5 | 90°00'00" | 10.00' | 15.71' | N 44°28'35" W | 14.14' |
| C6 | 90°00'00" | 10.00' | 15.71' | S 45°31'25" W | 14.14' |
| C7 | 90°00'00" | 10.00' | 15.71' | S 44°28'35" E | 14.14' |
| C8 | 90°00'00" | 10.00' | 15.71' | S 45°31'25" W | 14.14' |
| C9 | 90°00'00" | 10.00' | 15.71' | S 44°28'35" E | 14.14' |
| C10 | 90°00'00" | 10.00' | 15.71' | N 45°31'25" E | 14.14' |
| C11 | 90°00'00" | 10.00' | 15.71' | S 44°28'35" E | 14.14' |
| C12 | 90°00'00" | 10.00' | 15.71' | S 45°31'25" W | 14.14' |
| C13 | 90°00'00" | 10.00' | 15.71' | S 44°28'35" E | 14.14' |
| C14 | 90°00'00" | 10.00' | 15.71' | N 45°31'25" E | 14.14' |
| C15 | 90°00'00" | 10.00' | 15.71' | N 44°28'35" W | 14.14' |
| C16 | 70°22'54" | 175.00' | 214.97' | N 35°42'51" E | 201.71' |
| C17 | 6°02'09" | 655.00' | 69.00' | N 73°55'22" E | 68.97' |

| Center Line Curve Data | | | | | |
|------------------------|-----------|---------|---------|-----------------|--------------|
| Curve # | Delta | Radius | Length | Chord Direction | Chord Length |
| C100 | 6°53'31" | 680.00' | 77.84' | S 74°11'04" W | 77.80' |
| C101 | 70°22'53" | 200.00' | 245.68' | S 35°42'52" W | 230.52' |

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- IRR Irrigation
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail In Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lath



NARRATIVE
 This Survey was requested by Pat Burns for the purpose of subdividing said property into Thirth (30) lots.
 Bats of bearing for this survey is South 89°49'37" East measured between the Northeast Corner of Section 20 and the North Quarter Corner of Section 21 Township 7 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey.
 This survey was intended to be an aliquot part as deemed by the venditor in said deed and the adjoining record deeds. In conducting the field work sufficient evidence was not found to annul the North and East boundaries from the aliquot position, however, along the South and West boundaries evidence found in the field and evidence from historic aerial photos indicated that boundary by acquiescence has occurred as set for most recently in Hansen Vs Kurry Jensen Properties, Utah Court of Appeals, seeing that the following four requirements have been met:
 1. Visible line marked by monuments, fences, buildings, or natural features treated as a boundary.
 2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary.
 3. Mutual acquiescence in the line as a boundary by adjoining landowners.
 4. For a period of at least 20 years. (Verified by historic photographs)
 See ROS filed with Weber County Surveyors Office No. 7502. For overall Boundary Retracement Details.

APPROVAL AND ACCEPTANCE
 Presented to the _____ this _____ day of _____ 20____ at which time this subdivision was approved and accepted

Affest Recorder Mayor

CITY ENGINEER
 I certify that I have had this plot examined and find that it is correct and in accordance with the information on file in the Plain City Office

Date Engineer

PLANNING COMMISSION APPROVAL
 Approved this _____ day of _____ 2026 by the Plain City Planning Commission.

Chair Planning Commission

CITY ATTORNEY
 Approved as to form this _____ day of _____ 2026.

Plain City Attorney

- RESTRICTIONS:**
- Lots marked with an "R" will be restricted to the lowest livable finished floor elevation not below 4220.5 feet above sea level, Per NAVD 1983 Datum
 - Lot 101-R Driveway Restriction: Driveway position to be approved by City at Site Plan Review
 - No Objects taller than 3.5' above grade are allowed within Sight Easement, including, but not limited to, lighting, farming equipment, decorations, and temporarily parked cars.
 - Secondary Water Shall be Provided by an Irrigation Company

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Plain City, Weber County, Utah;
 Beginning at The East Quarter Corner of said Section, said point being South 0°53'39" West 2642.34 feet from the Northeast Corner of Section 20; and running thence South 0°53'39" West 1027.30 feet along said Section Line; thence North 89°28'35" West 182.25 feet; thence South 0°31'25" West 31.50; thence North 89°28'35" West 540.30 feet; thence North 0°31'25" East 94.46 feet; thence North 89°28'35" West 463.83 feet; thence North 0°31'25" East 678.84 feet; thence North 89°28'35" West 15.93 feet; thence North 0°31'25" East 288.62 feet to the Quarter Section Line; thence South 89°19'38" East 1209.15 feet along said Quarter Section Line to the Point of Beginning.
 Contains 27.893 Acres±

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF ORIGINAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

DEPUTY

ENGINEER: Great Basin Engineering North c/o Andy Hubbard, PLS. AndyH@gbengineering.com 3748 South 1475 East Suite 200 Ogden, Utah 84405 (801) 324-6316

DEVELOPER: Linc Construction, LLC 1407 North Mountain Road Ogden, Utah 84405 (801)-710-2234

Tabled

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



THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 5-6-26

Receipt #: 2039256

Site Pan Fee: 100⁰⁰

Number of Copies: _____

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

Contact Name: Kimberley Neilson Company Name: YESCO LLC

Full Address: 1605 S. Gramercy Rd, Salt Lake City, UT 84104

Phone: 801-618-5896 Email: kneilson@yesco.com

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 2nd and 4th Thursdays of the month.

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

Kimberley Neilson
Signature

5/6/2026
Date

AFFIDAVIT

PROPERTY OWNER

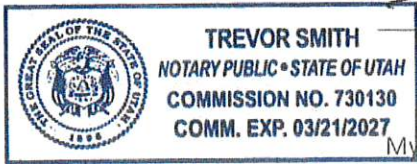
STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Wasatch Peaks Cc, 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.

(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: _____

Current sign

Wasatch Peaks Credit Union current sign.



New sign



ENGINEERING

www.yesco.com

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Revisions

| No. | Date | Description |
|-----|-----------|-------------|
| 1 | 1/12/2025 | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |



1/13/2026

Digitally signed by Aladin Hadzikadunic
 DN: cn=Aladin Hadzikadunic, o=YESCO Engineering, ou=Engineering, email=aladin@yesco.com, c=US
 Date: 2025.01.13 10:59:29 -0700

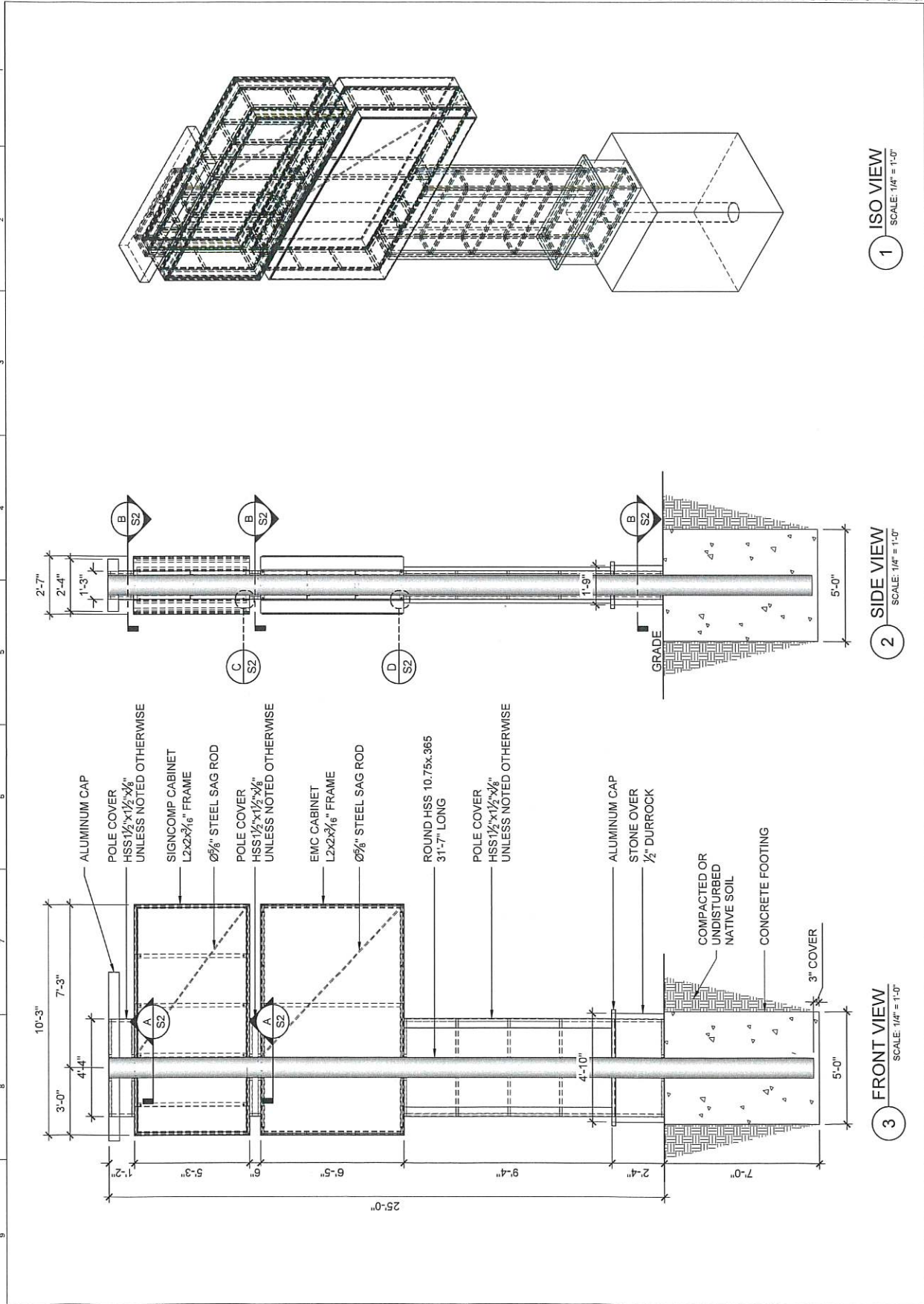
Drawn by: Craig C.
 Checked by: Aladin H.

Wasatch Peaks
 Plain City
 3631 W 2500 N
 Ogden, Utah, 84404

Account Exec: Matt W.
 Designer: Jeremy W.
 Date: 1/12/2025

Project No.
 OPY-74955

S1 of 2



Revisions

| No. | Date | Description |
|-----|-----------|-------------|
| 1 | 1/12/2025 | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |



1/13/2025

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

Wasatch Peaks
Plain City
3831 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)

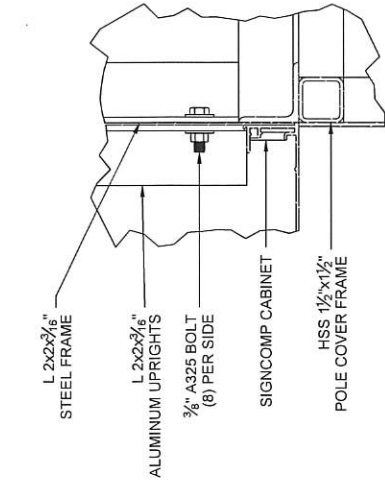
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES.
- E70XX ELECTRODES FOR SMAW PROCESS
- E70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
- E7XT-X OR E7XT-XM ELECTRODES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

FOOTING NOTES

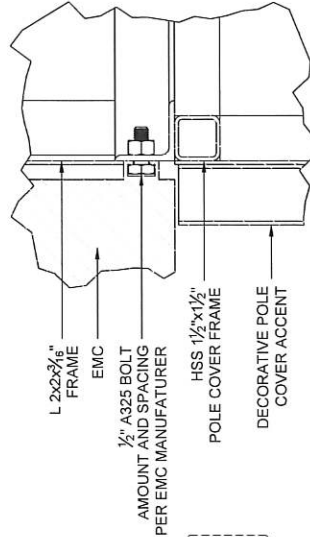
- CONCRETE COMPRESSIVE STRENGTH, $f'_c = 4500$ PSI AT 28 DAYS MIN. DESIGN BASED ON $f'_c = 2500$ THEREFORE PER IBC SECTION 1705.3. EXCEPTION 2.3. NO SPECIAL INSPECTION REQUIRED.
- PORTLAND CEMENT ASTM C-150, TYPE V
- MINIMUM 5.5 SACKS/YD³
- WATER/CEMENT RATIO MAX. 0.45
- CONCRETE PLACEMENT AND QUALITY 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

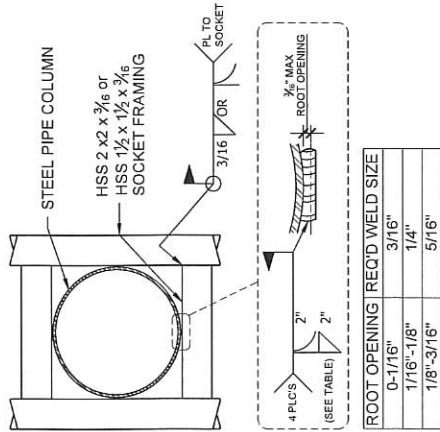
- NOT REQUIRED
 - STRUCTURAL OBSERVATION
 - NOT REQUIRED
- OTHER NOTES
- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.



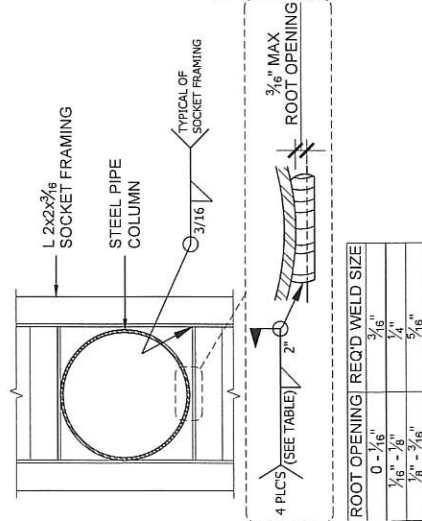
C SIGNCOMP CONNECTION
SCALE: 1/4" = 1'-0"



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



B HSS FRAME AT COLUMN
TYPICAL AT TOP & BOTTOM OF EACH POLE COVER SECTION
SCALE: 1/4" = 1'-0"



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

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATE THAT ARTWORK HAS BEEN PRINTED "TO FIT". MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.



DESIGN

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

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Revisions

| No. | Date / Description |
|-----|--------------------|
| 01 | 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

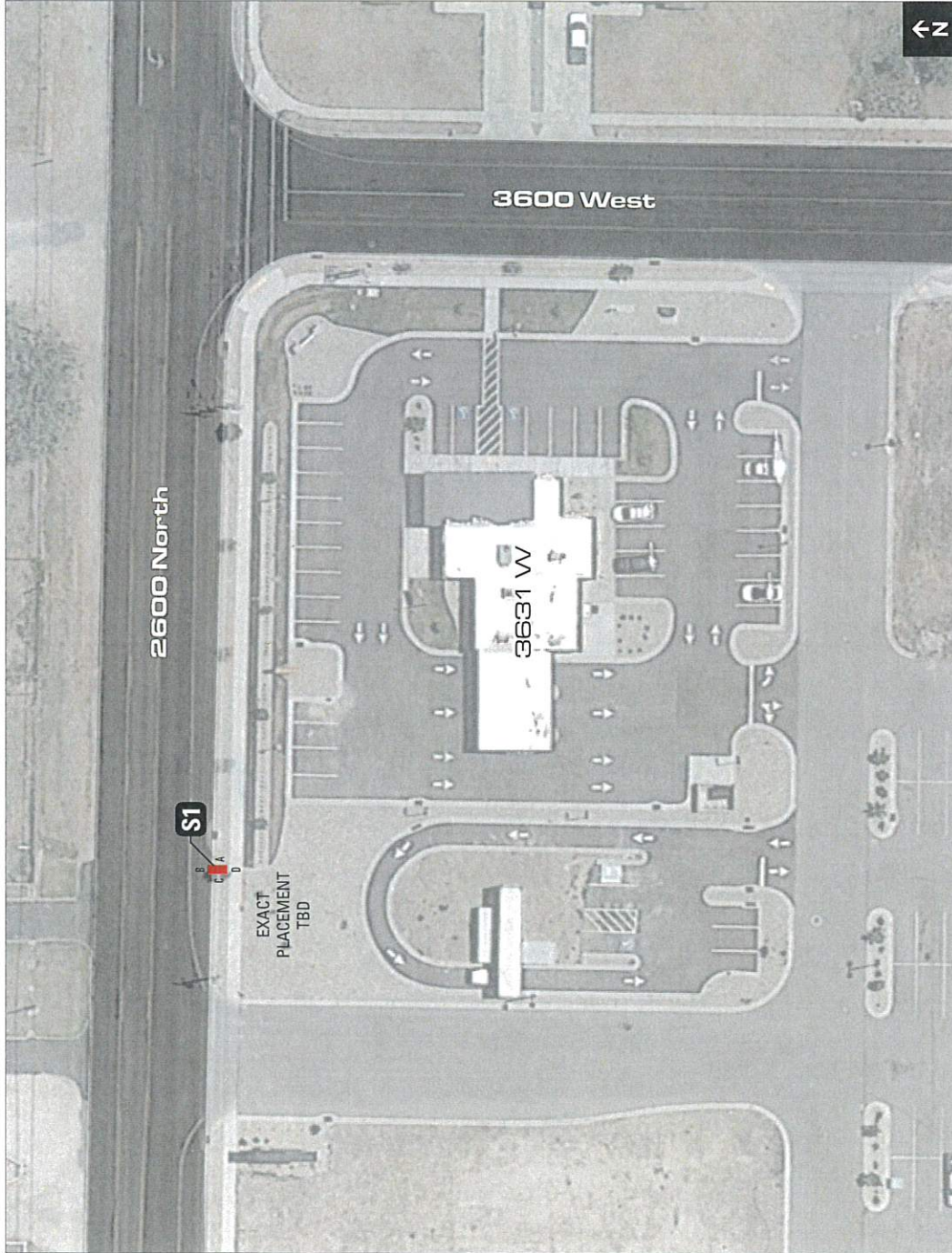
Credit Union
3631 W 2600 North
Plain City, UT 84404

Acct Exec: Matt Wren
Designer: Jeremy S. Wilcock

OPY-74955 R2

ART 0.5

Setback - 12'



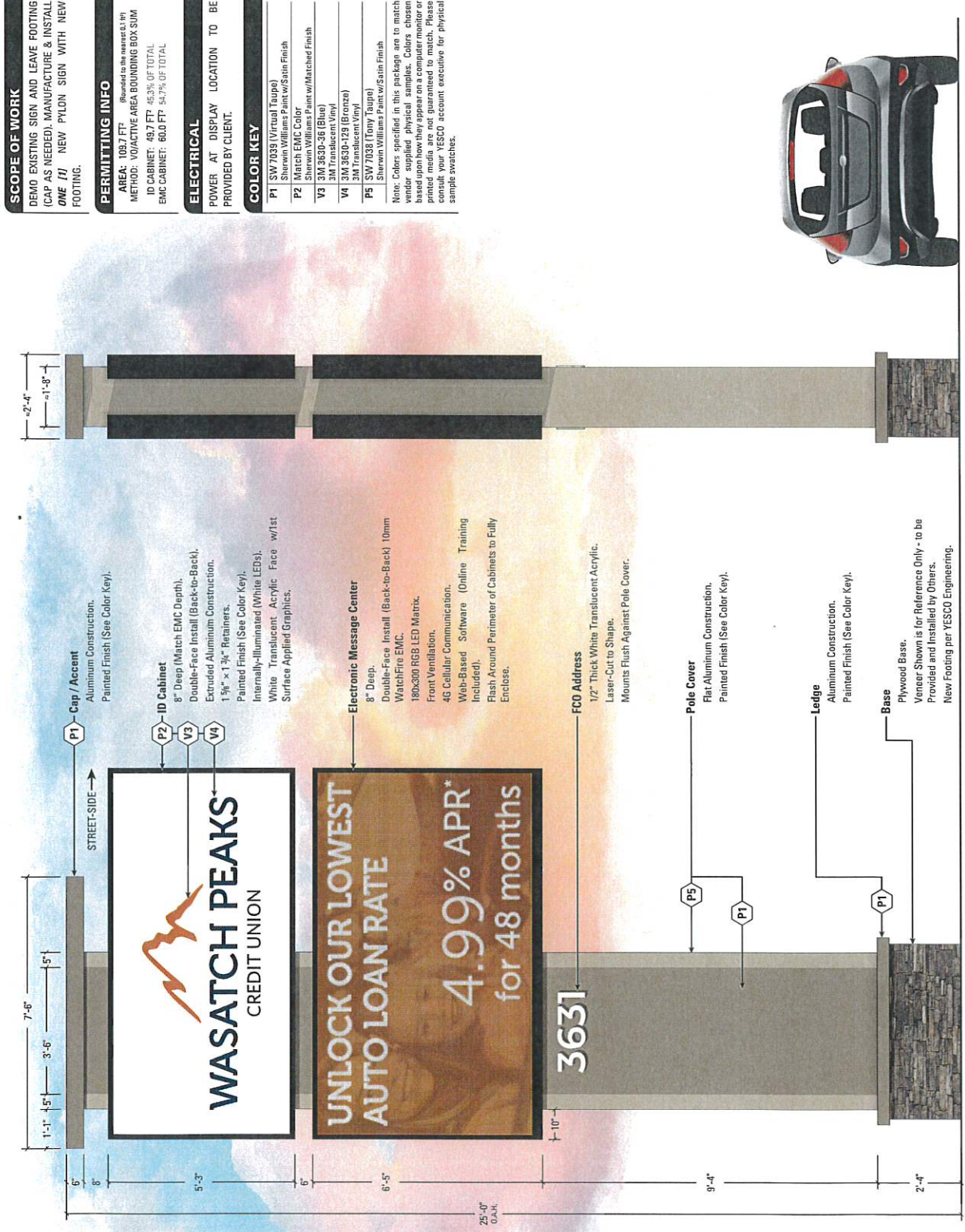
SATELLITE VIEW

1 SITE PLAN

SCALE: 1/8" = 5'-0" (1:480)

new sign

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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

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 FT² (Rounded to the nearest 0.1 FT²)
 METHOD: VO/ACTIVE AREA BOUNDING BOX SUM
 ID CABINET: 49.7 FT² 45.3% OF TOTAL
 EMC CABINET: 60.0 FT² 54.7% OF TOTAL

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT.

COLOR KEY

- P1 SW 7039 (Virtual Taupe) Sherwin Williams Paint w/Satin Finish
- P2 Match EMC Color Sherwin Williams Paint w/Satin Finish
- V3 SW 3630-36 (Blue) Sherwin Williams Paint w/Matched Finish
- V4 SW 3630-129 (Bronze) Sherwin Williams Paint w/Matched Finish
- V5 SW 7133 (Vivid Purple) Sherwin Williams Paint w/Satin Finish

Note: Colors specified in this package are to match those supplied physical samples. Colors shown on this drawing are for reference only. Please consult your YESCO account executive for physical sample swatches.

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)

Cap/Accent
 Aluminum Construction.
 Painted Finish (See Color Key).

ID Cabinet
 8" Deep (Match EMC Depth).
 Double-Face Install (Back-to-Back).
 Extruded Aluminum Construction.
 1 3/4" x 1 3/4" Retainers.
 Painted Finish (See Color Key).
 Internally-Illuminated (White LEDs).
 White Translucent Acrylic Face w/1st Surface Applied Graphics.

Electronic Message Center
 8" Deep.
 Double-Face Install (Back-to-Back) 10mm WatchFire EMC.
 180x300 RGB LED Matrix.
 Front Ventilation.
 40 Cellular Communication.
 Web-Based Software (Online Training Included).
 Flash Around Perimeter of Cabinets to Fully Enclose.

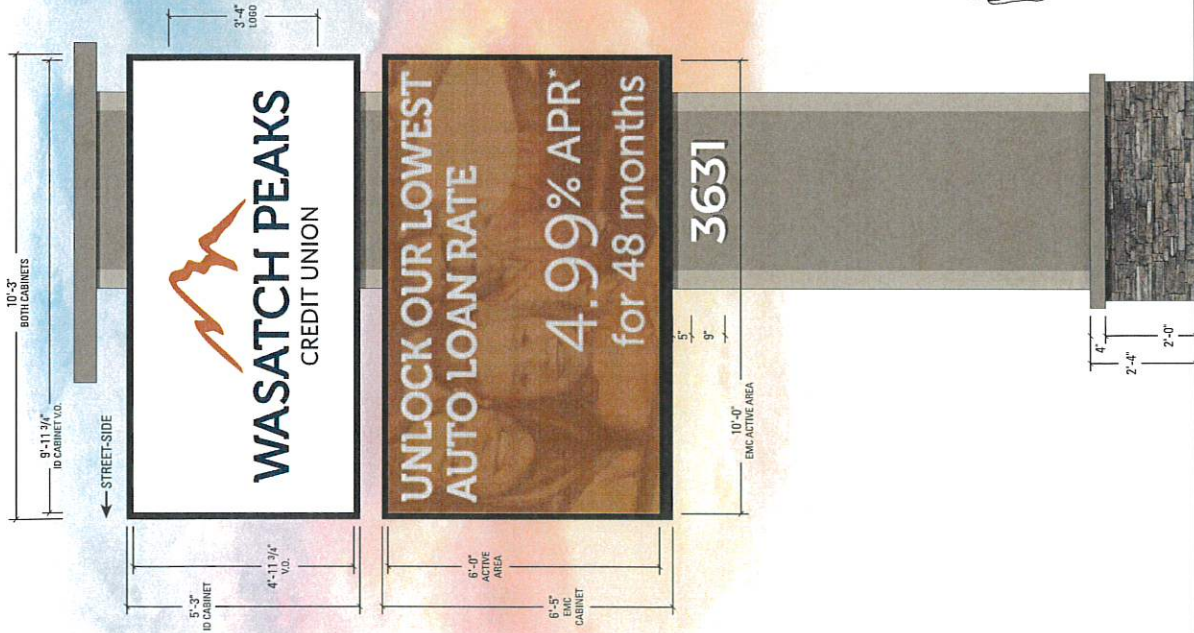
FCO Address
 1/2" Thick White Translucent Acrylic.
 Laser-Cut to Shape.
 Mounts Flush Against Pole Cover.

Pole Cover
 Flat Aluminum Construction.
 Painted Finish (See Color Key).

Ledge
 Aluminum Construction.
 Painted Finish (See Color Key).

Base
 Plywood Base.
 Veneer Shown is for Reference Only - to be Provided and Installed by Others.
 New Footing per YESCO Engineering.

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3 SIGN TYPE S1
SCALE: 3/8" = 1'-0" (1:32)

SIDE C

4 SIGN TYPE S1
SCALE: 3/8" = 1'-0" (1:32)

SIDE D



DESIGN

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Revisions

| No. | Date / Description |
|-------------|--------------------|
| Orig. | 10.28.2025 JSW |
| R1 | 12.05.2025 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 1.1

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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

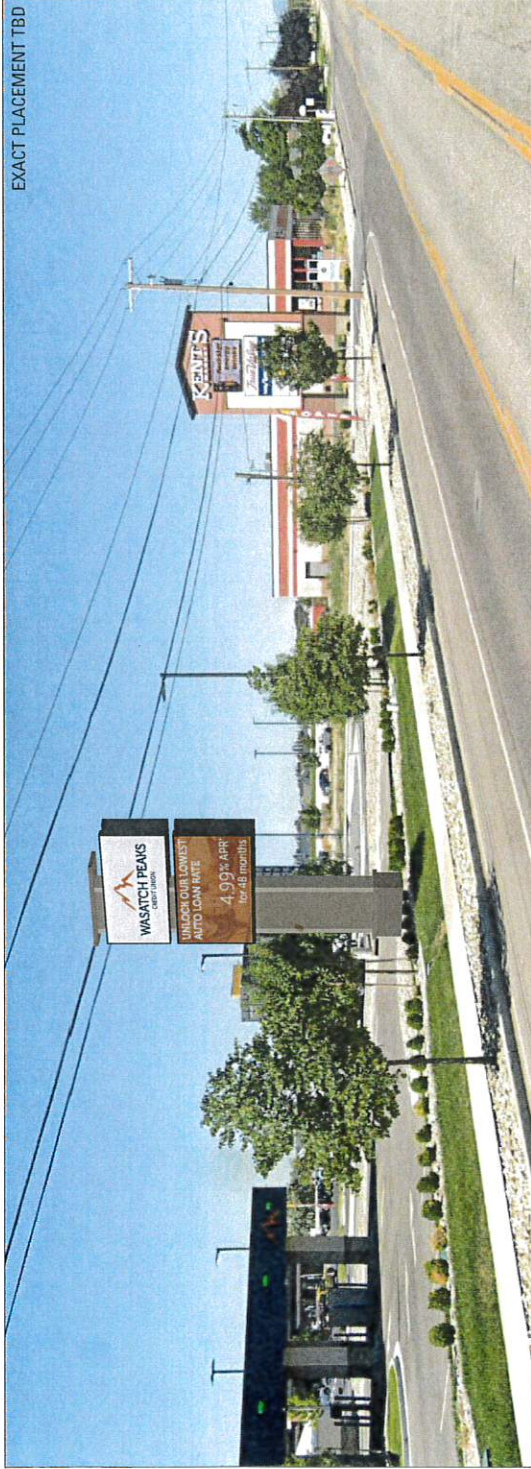
Credit Union
3631 W 2600 North
Plain City, UT 84404

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

OPY-74955

R2

ART 1.2



WESTBOUND APPROACH RENDERING

5 SIGN TYPE S1
RELATIVE SCALE



EASTBOUND APPROACH RENDERING

6 SIGN TYPE S1
RELATIVE SCALE

Technical Review Committee Application

Name: R:K Properties - Amy Roskelley

Mailing Address: 4910 W. 2200 N.

Phone #: 801-731-7252

Email: admin@marriottcompanies.com

Property Owner: R:K Properties

Parcel Number(s): 190350026, 190350017 & 150100003 & 4

Affected Property Address: 3600 W. 1975 N.

Please indicate land use action requesting:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Subdivision Amendment |
| <input type="checkbox"/> Minor Subdivision (two lots) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Site Plan (new development) | <input type="checkbox"/> Residential Overlay |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Mixed Use Overlay |
| <input type="checkbox"/> Parcel Consolidation | |
| <input type="checkbox"/> Other: Please explain: _____ | |

Please complete the attached TRC checklist, include a brief written explanation of what you are wanting to accomplish AND provide an 8½ x 11 drawing/sketch of proposed action.
(This will be scanned and emailed to committee prior to the meeting)

Once all information is turned in and fee is paid, the applicant will be scheduled for a Technical Review Committee meeting, at the discretion of the Public Works Director and/or the City Engineer.

Technical Review Committee meetings are held at 9 am on the 1st and 3rd Tuesdays of each month. If no business is scheduled by the Friday before, the meeting will be cancelled.

Signature: Amy Roskelley Date: 5-1-2026

Office Use Only

Technical Review Fee: 250⁰⁰

Date Paid: 5-6-26
2039255

Notes:

Checklist for TRC Intake

Current Zoning RE-20 Future Land Use (General Plan) Medium Density

The following information may be addressed at the TRC meeting. For a more effective meeting, please compile any available data related to the following points and remit with the Technical Review Committee Application.

- Concept Sketch
- Written Explanation of Concept
- Current Survey of Existing Conditions
- Right-of-Way Ownership
- Open Space Design (if required)
- Grading and Drainage
- Utility Connection Availability
- Phase Plan (if required)
- Stormwater Pollution Prevention Plan

Future Land Use Med Density 2

- Re-zone to RE-15 - for SF -

- Cluster Sub

- Need to accommodate smaller homes / lots
like a patio home community w/o senior
living restrictions

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Know what's below. Call before you dig.

BENCHMARK
STREET MONUMENT 1775 N 3500 W
ELEV = 4237.75'

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

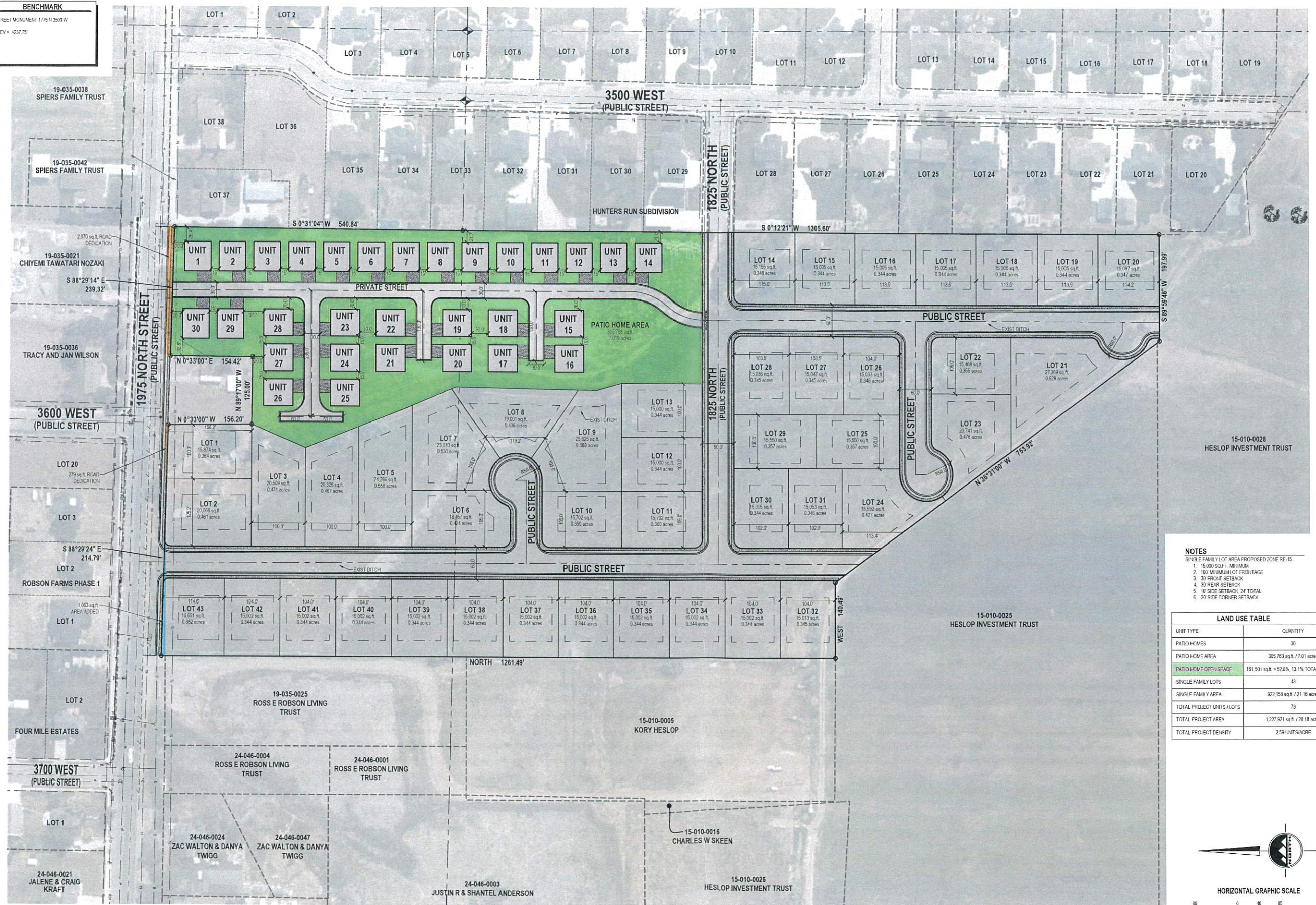
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR MARRIOTT COMPANIES
4903 WEST 2200 NORTH
NORTH GGDEN, UTAH 84498

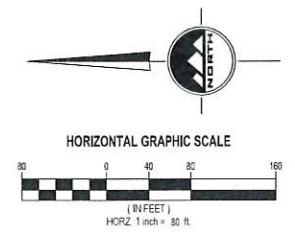
CONTACT
AMY ROSKELLEY
PHONE: 801-391-3041



- NOTES**
SINGLE FAMILY LOT AREA PROPOSED ZONE RE-15
- 15,000 SQ. FT. MINIMUM
 - 100' MINIMUM LOT FRONTAGE
 - 30' FRONT SETBACK
 - 30' REAR SETBACK
 - 10' SIDE SETBACK, 24' TOTAL
 - 30' SIDE CORNER SETBACK

LAND USE TABLE

| UNIT TYPE | QUANTITY |
|----------------------------|---|
| PATIO HOMES | 30 |
| PATIO HOME AREA | 305,763 sq.ft. / 7.01 acres |
| PATIO HOME OPEN SPACE | 161,501 sq.ft. = 52.8%, 13.1% TOTAL PROJECT |
| SINGLE FAMILY LOTS | 43 |
| SINGLE FAMILY AREA | 522,158 sq.ft. / 21.16 acres |
| TOTAL PROJECT UNITS / LOTS | 73 |
| TOTAL PROJECT AREA | 1,227,921 sq.ft. / 28.18 acres |
| TOTAL PROJECT DENSITY | 2.59 UNITS/ACRE |



SIMPER BLUFF
3597 WEST 1975 NORTH
PLAIN CITY, UTAH 84404

CONCEPT PLAN

PROJECT NUMBER: 13074
PROJECT MANAGER: T. WILLIAMS

PRINT DATE: 4/9/25
DESIGNED BY: M. ELMER

10 F 1