

10-8-6: LIVESTOCK AND FOWL:

A. Livestock:

—1. Restrictions:

a. ~~No livestock, horses, mules, donkeys, or llamas shall be kept or maintained closer than forty feet (40') from any dwelling, and not closer than seventy five feet (75') from any dwelling on an adjacent lot. Any barn, stable, coop, pen or permanent structure for the housing or keeping of livestock, horses, mules, donkeys, or llamas shall be kept, constructed or maintained not closer to a public street than sixty feet (60').~~

B. Fowl:

1. Conditions For Permitting Fowl:

a. Eleven thousand (11,000) to thirteen thousand nine hundred ninety nine (13,999) square foot lots:

(1) Ten (10) chickens with one rooster or twenty (20) pigeons shall be allowed. Pheasants or game birds not allowed.

(2) Accessory structures such as barns, pens, corrals, coops and runs for the keeping of fowl shall be located at least thirty five feet (35') from a dwelling on an adjacent lot, fifteen feet (15') from any dwelling on the same lot, and at least sixty feet (60') from any public street.

b. Fourteen thousand (14,000) to nineteen thousand nine hundred ninety nine (19,999) square foot lots:

(1) Maximum of fifteen (15) fowl with a combination that shall not include more than fifteen (15) chickens including one rooster with a maximum of two (2) roosters per eight (8) to ten (10) hens or similar fowl over six (6) months of age with a limit of thirty (30) fowl under six (6) months of age, three (3) geese, three (3) ducks, three (3) turkeys, two (2) peacocks or fifteen (15) pigeons. Pheasants or game birds not allowed.

(2) Accessory structures such as barns, pens, corrals, coops and runs for the keeping of fowl shall be located at least fifty feet (50') from a dwelling on an adjacent lot, twenty five feet (25') from any dwelling on the same lot, and at least sixty feet (60') from any public street.

c. Twenty thousand (20,000) to thirty nine thousand nine hundred ninety nine (39,999) square foot lots:

(1) Maximum of twenty five (25) fowl with a combination that shall not include more than twenty five (25) chickens including one rooster with a maximum of two (2) roosters per eight (8) to ten (10) hens or similar fowl over six (6) months of age with a limit of thirty (30) fowl under six (6) months of age, three (3) geese, three (3) ducks, three (3) turkeys, two (2) peacocks, twenty (20) pigeons or ten (10) pheasants or similar game birds.

(2) Accessory structures such as barns, pens, corrals, coops and runs for the keeping of fowl shall be located at least seventy five feet (75') from a dwelling on an adjacent lot, forty feet (40') from any dwelling on the same lot, and at least sixty feet (60') from any public street.

d. All residential zones over forty thousand (40,000) square foot lots:

(1) Maximum of forty (40) fowl with a combination that shall not include more than forty (40) chickens including a maximum of two (2) roosters per eight (8) to ten (10) hens or similar fowl over six (6) months of age with a limit of sixty (60) fowl under six (6) months of age, six (6) geese, eight (8) ducks, six (6) turkeys, two (2) peacocks, forty (40) pigeons, or forty (40) pheasants or similar game birds.

(2) Accessory structures such as barns, pens, corrals, coops and runs for the keeping of fowl shall be located at least seventy five feet (75') from a dwelling on an adjacent lot, forty feet (40') from any dwelling on the same lot, and at least sixty feet (60') from any public street.

e. Above five (5) acres:

(1) No specific regulations on number of fowl.

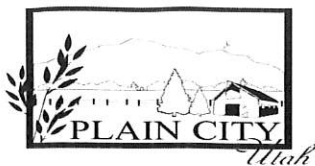
(2) Accessory structures such as barns, pens, corrals, coops and runs for the keeping of fowl shall be located at least seventy five feet (75') from a dwelling on an adjacent lot, forty feet (40') from any dwelling on the same lot, and at least sixty feet (60') from any public street.

2. Regulations: Possession of any fowl, game bird, migratory bird, or similar bird/fowl shall comply with all state and federal regulations. Potential owner shall obtain any permits/registrations required by such regulations.

3. Control And Fencing: It is unlawful for the owner of any domestic fowl, such as turkeys, ducks, geese, chickens, peacocks, or any other variety of fowl, to permit such fowl to trespass or go upon the premises of another or run at large on any public property or roadway.

4. Nuisances: All fowl must be in accordance with title 4, chapter 2, "Nuisances", of this code.

C. Grandfather Clause: Notwithstanding the foregoing, or any language in this code to the contrary, the limitations, requirements and sanctions imposed by this section do not apply to owners of livestock, horses, mules, donkeys, or llamas or fowl where such uses were in existence prior to any subsequent residential or commercial development adjacent to his/her property where such development has now created, or will create, a situation where livestock, horses, llamas, mules, donkeys or fowl will be kept or maintained closer than forty feet (40') from any dwelling, or closer than seventy five feet (75') from any dwelling on an adjacent lot. Such continuing, preexisting uses shall be deemed under this code to be in compliance with the requirements of this code if the property owner was in compliance prior to the development. (Ord. 2011-09, 8-4-2011, eff. 8-5-2011)



**Plain City, Utah
Planning & Zoning Department**

MEMORANDUM

TO: Planning Commission

FROM: Daniel Martoma, City Planner

DATE: August 13, 2026

SUBJECT: STAFF REPORT – Discussion Item – Proposed Text Amendment to Livestock and Fowl Ordinance – City Code 10-8-6

I. Request

The purpose of this agenda item is to discuss the City's existing Livestock and Fowl setback requirements, the administrative concerns that have been identified regarding enforcement, and potential policy options for future consideration.

At this time, no formal text amendment is before the Planning Commission for recommendation. Staff seeks policy direction regarding whether additional research or ordinance revisions should be pursued.

II. Background

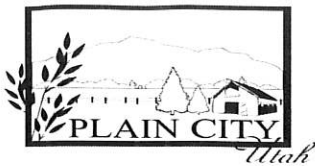
The City's current Livestock and Fowl regulations establish setback requirements intended to provide separation between livestock activities, neighboring dwellings, and public streets.

The current ordinance provides:

"No livestock, horses, mules, donkeys, or llamas shall be kept lower than forty (40) feet from any dwelling, and not closer than seventy-five (75) feet from any dwelling on an adjacent lot. Any barn, stable, coop, pen, or permanent structure shall be kept, constructed, or maintained not closer to a public street than sixty (60) feet."

An administrative concern has been raised regarding the time required to verify compliance with these setbacks during code enforcement investigations.

The proposed redline ordinance included in the Planning Commission packet would remove the existing setback requirements in their entirety.



V. Policy Considerations

A. Existing Policy Objectives

The current setback requirements appear intended to:

- provide reasonable separation between livestock activities and residential dwellings;
- reduce the potential for odor, dust, flies, and noise impacts;
- promote compatibility between agricultural and residential land uses; and
- establish objective standards that can be consistently applied by property owners and City staff.

These objectives are consistent with the purposes identified in Section 10-1-2 of the Development Code.

B. Administrative Considerations

Staff recognizes that enforcement of setback requirements may require field measurements during complaint investigations.

However, measurable standards are common throughout zoning ordinances and are routinely applied to building setbacks, accessory structures, fencing, landscaping, parking, and similar development requirements.

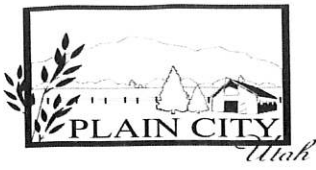
While administrative efficiency is an important consideration, staff notes that the current record reflects limited documented enforcement activity involving this ordinance.

Accordingly, staff believes additional discussion may be beneficial to determine whether the identified concern is best addressed through ordinance clarification, administrative practice, or broader policy changes.

C. Compatibility Considerations

The existing setback requirements establish objective standards intended to minimize potential conflicts between agricultural activities and neighboring residential uses before they occur.

These standards provide predictable expectations for property owners while reducing the likelihood of future disputes related to odor, insects, dust, noise, and other compatibility concerns commonly associated with animal husbandry.



Option 1 – Retain the Existing Ordinance

Retain the existing setback requirements without modification.

Option 2 – Clarify the Existing Ordinance

Consider revisions intended to improve enforceability while preserving the ordinance's underlying policy objectives, such as:

- clarifying how setback distances are measured;
 - defining terms such as "kept," "confined," or "animal enclosure";
 - regulating permanent animal facilities or primary confinement areas rather than temporary animal movement; or
 - modernizing ordinance language while preserving reasonable setback requirements.
-

Option 3 – Evaluate Elimination or Replacement of Existing Setbacks

Consider whether the existing setback requirements should be removed or replaced with alternative standards that continue to promote compatibility between agricultural and residential land uses.

VII. Discussion Questions

Staff requests policy direction from the Planning Commission regarding the following questions:

1. Do the existing setback requirements continue to serve an important compatibility purpose?
2. Does the current record demonstrate a sufficient need to consider amendments to the ordinance?
3. Would clarification or modernization of the existing language better address the identified enforcement concerns than eliminating the setback requirements?
4. Would additional research regarding comparable ordinances adopted by similarly situated communities assist the Commission's evaluation?



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 7, 2026

Subject: Weston Subdivision, 3rd Plan Review

We have reviewed the revised subdivision plans for the Weston Subdivision in Plain City. It appears our previous comments have been adequately addressed. We recommend approval of the Weston Subdivision. If you have questions or require additional information, feel free to contact me.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: July 29, 2026

Subject: Weston Subdivision, 2nd Plan Review

We have reviewed the revised subdivision plans for the Weston Subdivision in Plain City. Following our review, we have the following comments:

1. As indicated in our previous review, we recommend that any street improvements associated with this subdivision be deferred.
2. Based on the will-serve letter provided by the Developer, secondary water will be provided by Pineview Water Systems.

We recommend approval of the Weston Subdivision. If you have questions or require additional information, feel free to contact me.

Date: August 06, 2026

To: The Plain City Planning Commission

From: Kristie Weston / Rae Watson LLC

CC: Plain City Mayor, Plain City Planning & Engineering Staff

Regarding: Review Timeline Update and Request for Sidewalk Waiver for the **Rae Watson Subdivision (Internally Referenced by Staff as the "Weston Subdivision")**

Dear Members of the Plain City Planning Commission,

We are excited to bring our subdivision project before you and sincerely appreciate all the hard work the city planning and engineering staff have put into reviewing our plans. We are happy to share that our technical designs have officially passed engineering inspection as of July 29th. We look forward to working together with the Commission to finalize this process.

To ensure our project files are complete and clear for the public record, we wanted to share a summary of our review timelines under state guidelines and formally request a full waiver of the sidewalk and deferment letter requirements based on the state's proportionality laws, the lack of street access, and the clear neighborhood safety exceptions.

I. Update on Our Review Timelines

As we all work together to stay aligned with Utah's standard subdivision review guidelines (**Utah Code § 10-20-806** (tel:10-20-806)), we wanted to note where we stand in the current cycle:

- **First Review Cycle Milestone:** Following our initial project intake, the municipality's designated administrative review authority completed and delivered its initial review packet one day past the mandatory statutory deadline.
- **Second Review Cycle Milestone:** We turned in our corrected plans on July 1st. Based on the 15-business-day review window outlined in state code—the absolute deadline for the city's second review wrap-up was Thursday, July 23rd. The City Engineer's technical sign-off was completed and returned on July 29th.
- **The Result:** Under **Utah Code § 10-20-806** (tel:10-20-806)(8)(d), completing these two review cycles past statutory deadlines confirms that our lot lines, dimensions, and setbacks fully comply with all objective Plain City zoning ordinances. With the technical designs officially passed, our proposed boundaries are safely set, and we are ready to focus entirely on the final sidewalk details.

II. Request for a Sidewalk Waiver Justified by State Proportionality Law

We would love the Commission's support in granting a full waiver for the standard sidewalk or deferment letter requirement. We truly believe skipping the sidewalk here aligns perfectly with the intent of Utah's **Rough Proportionality Law (Utah Code § 10-20-911 (tel:10-20-911))** for several clear reasons:

- **The State Highway Jurisdiction & Land Ownership Rule:** Because this specific road is a designated State Highway under UDOT jurisdiction, **Utah Code § 10-20-911 (tel:10-20-911)(3)** notes that a city cannot independently enforce sidewalks or deferments unless the state transit agency has explicitly requested it in writing. Crucially, **we do not own the right-of-way land where this sidewalk would sit.** Under Utah land-use protections, a municipality cannot require a developer to sign a deferment agreement or construct public improvements on property they do not own. Forcing an applicant to alter land outside their legal boundary line—without a direct, timely written mandate from UDOT—constitutes an invalid and illegal land exaction. Granting this waiver prevents a direct boundary conflict and protects the city from real estate acquisition liabilities. [(<https://le.utah.gov/interim/2022/pdf/00003049.pdf>)]

- **No Connected Development Impact:** The law requires public infrastructure improvements to solve a specific impact created by a new development (**Utah Code § 10-20-911 (tel:10-20-911)(1)(a)**). Because our corner lot completely lacks any direct access points or driveways onto 2200 North, our build adds zero vehicular or pedestrian traffic to it. Furthermore, a fully functional sidewalk already exists directly across the street, providing excellent connectivity without needing an isolated strip of concrete on our side.

- **Separate Mega-Development Impacts Cannot Be Shifted:** We are aware of the town's broader planning goals and the future 150+ home subdivision planned west of our property which will significantly affect 2200 North. While that massive project will certainly generate a collective need for broader infrastructure corridors, specifically to 2200 North, under Utah's proportionality laws (**Utah Code § 10-20-911 (tel:10-20-911)(1)(b)**), a single, zero-access corner lot cannot be forced to absorb or solve the infrastructure demands created by a separate mega-development.

- **The Open Ditch Public Safety Hazard:** A deep, open agricultural irrigation ditch runs along the south side of 2200N, and across the street on 4575 West. Mandating a sidewalk or a future deferment here would create an uninterrupted path that funnels pedestrians straight toward an open water hazard. With a massive influx of new families moving into the area from the previously mentioned mega subdivision, it becomes even more critical that we do not build an isolated "sidewalk to nowhere" that channels neighborhood children directly into an active safety liability.

III. Alignment with Established Neighborhood Precedent

Plain City has a wonderful history of being fair and consistent, and the town has already established a precedent by completely waiving the sidewalk requirement for two lots also on the south side of 2200 North, only 2 blocks away.

Notably, those neighboring properties do not face an open ditch hazard, and they were even permitted to add active driveways onto 2200 North. Because our project is much lower impact—adding no driveway access to this street segment—and carries a legitimate open ditch safety concern, we respectfully request that the city honor this established neighborhood precedent so we can maintain total consistency across our road.

IV. Conclusion

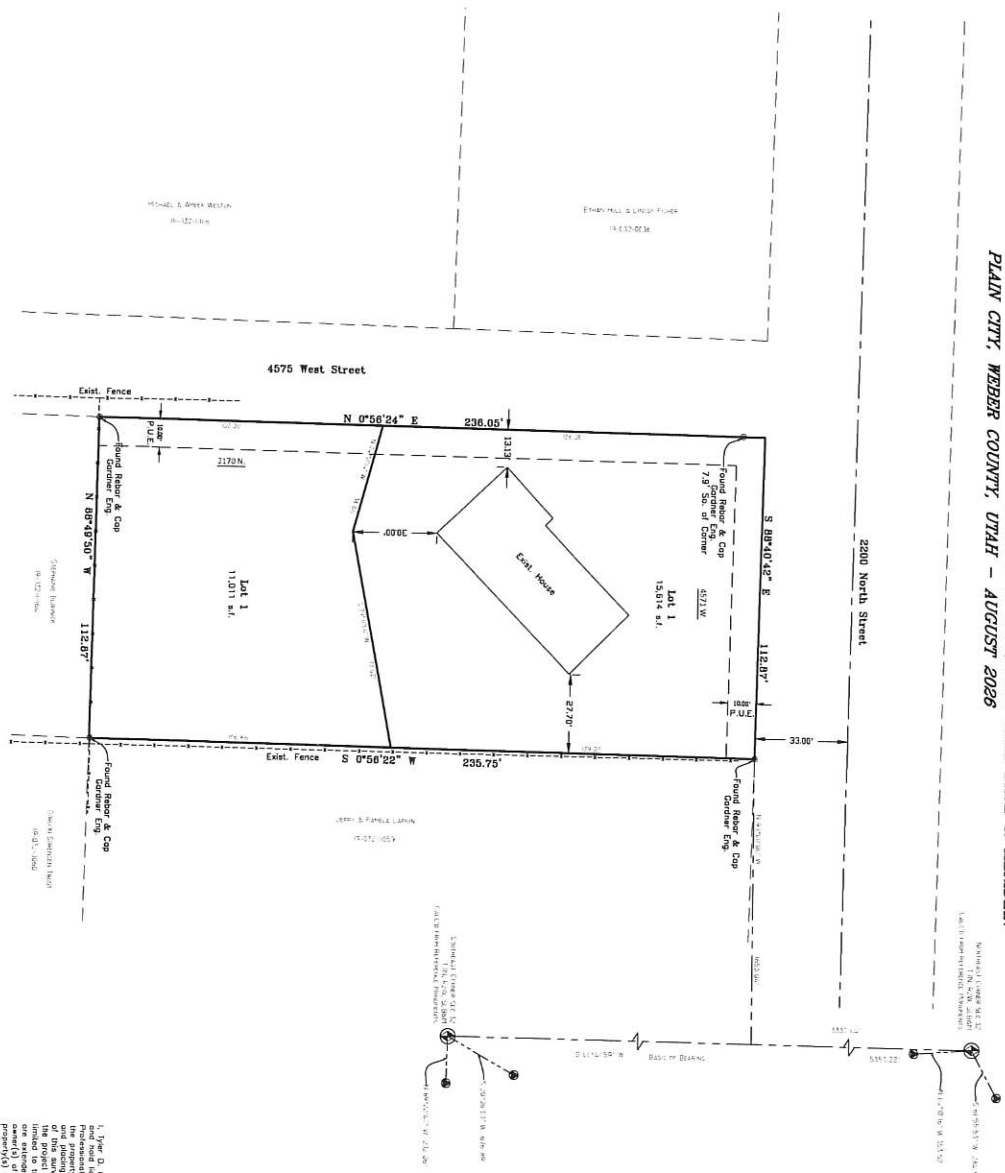
Because our application successfully meets all written zoning criteria and our engineering is fully approved, we are excited to take this final step. We kindly request that the Planning Commission formally approve our final subdivision plat and grant a permanent waiver of the sidewalk and deferment requirements based on the state's proportionality laws, the lack of street access, and the clear neighborhood safety exceptions. (<https://ecode360.com/14541710>)

Thank you so much for your time, your neighborhood leadership, and your continued dedication to keeping Plain City a safe and beautiful place to live. We look forward to completing our subdivision so that our children are able to raise our next generation in this great city as well.

Warmly,

Kristie Weston / Rae Watson LLC
801-835-4028
kristie.atko@gmail.com

EXISTING FENCE
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STREET CENTERLINE
PND SECTION CORNER
CALC SECTION CORNER
PND REFERENCE MONUMENT
PND REBAR AND CAP
SET #5x24" REBAR AND
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RECORD DATA
MEASURED DATA

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Limited Liability Company Acknowledgment
 IN WITNESS WHEREOF, said Limited Liability Company hereafter named
 has caused this instrument to be executed by its proper officers
 hereunto duly authorized, this _____ day of _____, 20____
 RAE WATSON, LLC, a Utah Limited Liability Company

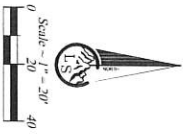
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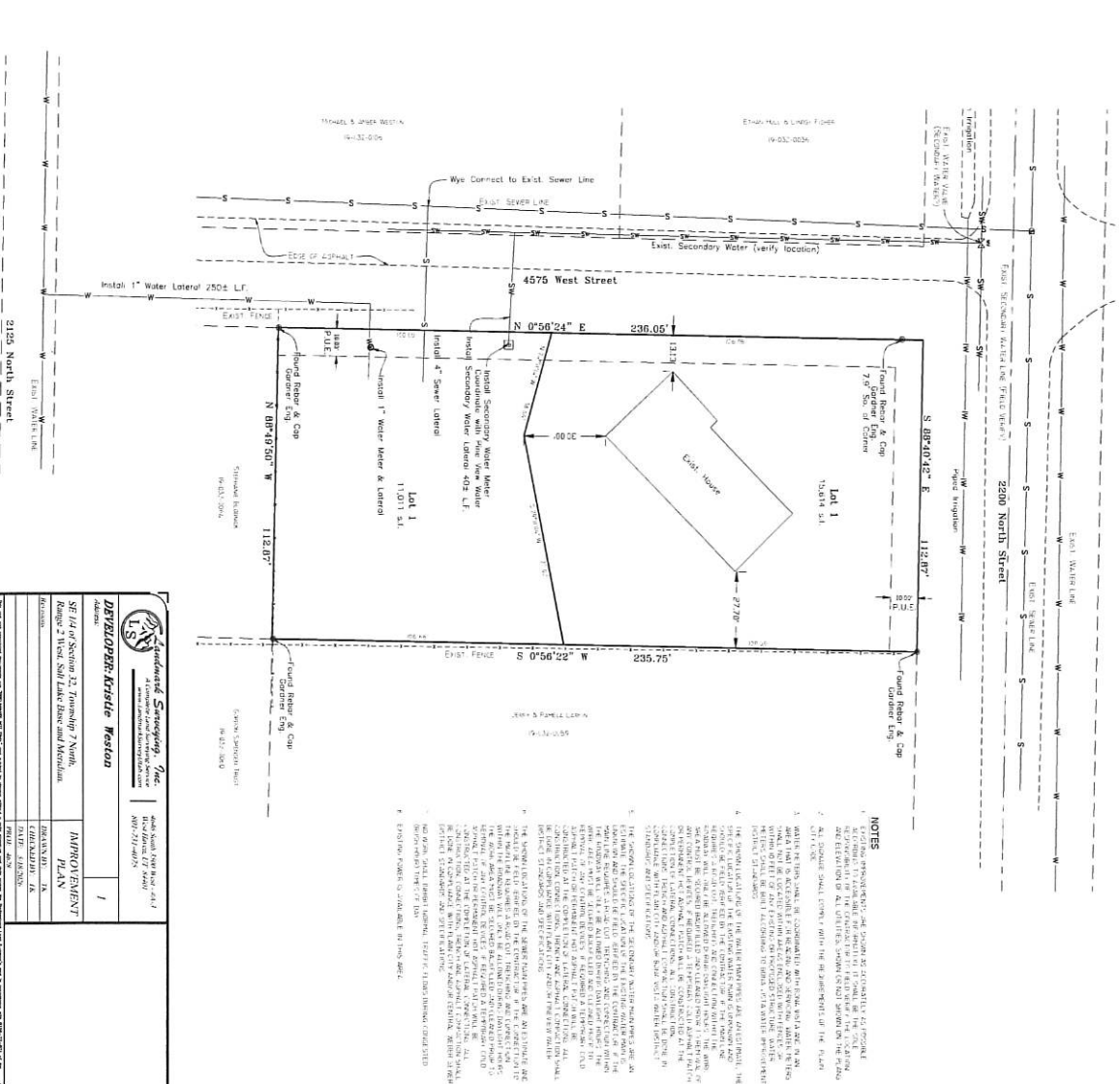
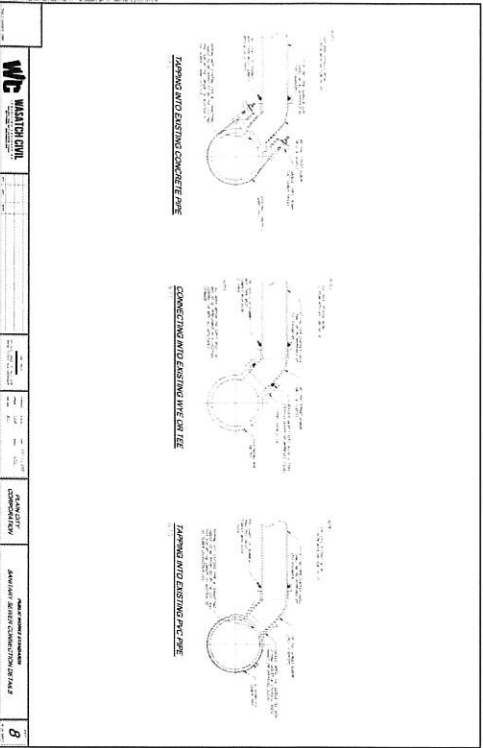
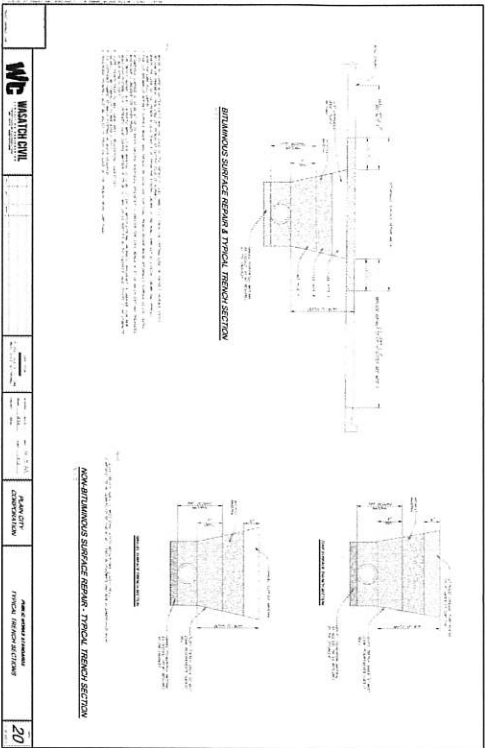
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RE: SR 14 of Session 22, Township 7 North, Range 2 West, Salt Lake Base, and Meridian. DISTRICT: _____		SUBDIVISION: _____ PLAT: _____ COUNTY: _____ STATE: _____ DATE: _____ BY: _____	
PREPARED BY: _____ CHECKED BY: _____ APPROVED BY: _____ DATE: _____ BY: _____ TITLE: _____		MAIL FOR REPLY TO BE RECEIVED _____ IN _____ DAY(S) _____ IN _____ BOOK _____ ON PAGE _____ OF _____ OFFICIAL RECORDS COUNTY RECORDER: Laura H. Kim BY: _____ TITLE: _____ DATE: _____	

RAE WATSON SUBDIVISION PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN PLAIN CITY, WEBER COUNTY, UTAH - JUNE 2026



Legend

--- EXISTING FENCE
--- ADJACENT PROPERTY
--- STREET CROWNLINE



NOTES

1. EXISTING PROPERTY LINES AND SURVEY BEING SUBMITTED TO RECORD ARE BASED ON THE RECORDS OF THE COUNTY OF KANE, ARIZONA, AND THE RECORDS OF THE COUNTY OF KANE, ARIZONA, AND THE RECORDS OF THE COUNTY OF KANE, ARIZONA.
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Standard Engineering, Inc. 1500 N. 1000 E. Suite 100 Provo, UT 84601 (801) 734-4000 www.standard-engineering.com		DATE: 2026-06-01 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]
DRYLOPER, Kristle Weston		APPROVEMENT PLAN
SE 1/4 of Section 32, Township 7 North, Range 2 West, Salt Lake Base and Meridian		REMARKS: [Blank]
2125 North Street		2200 North Street

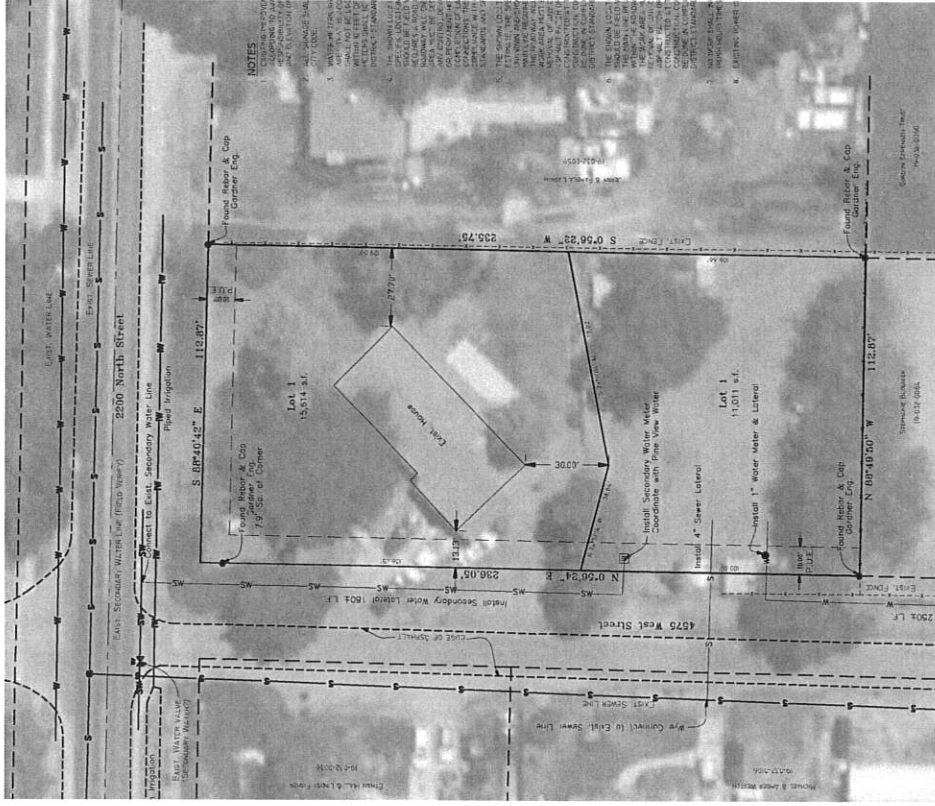
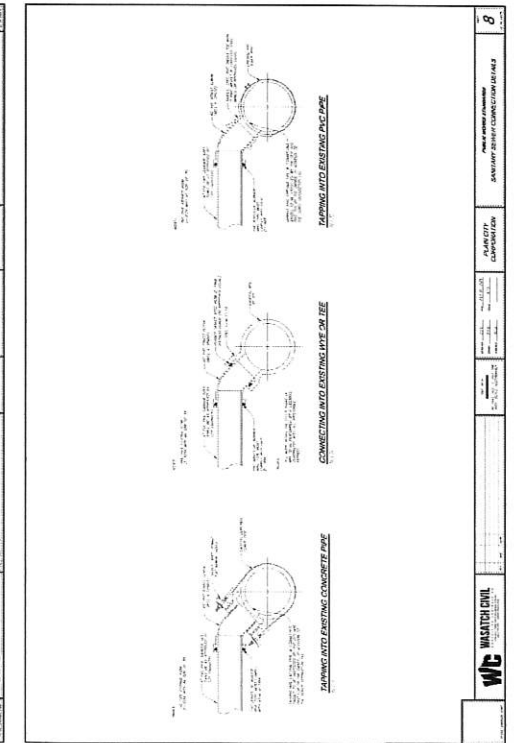
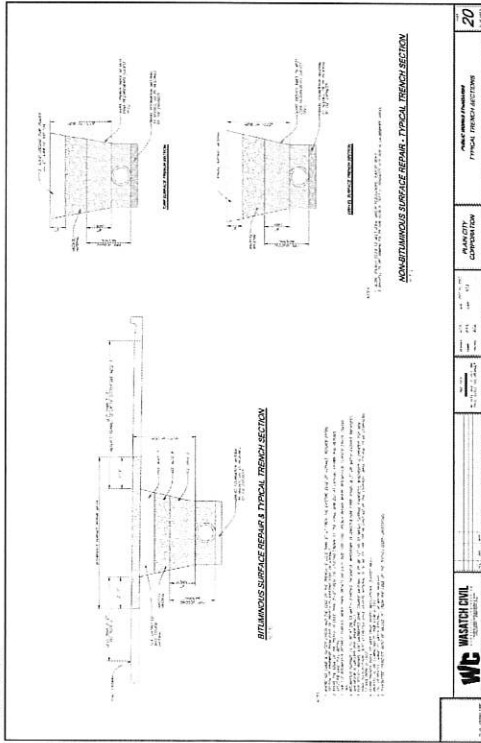
RAE WATSON SUBDIVISION

PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH - JUNE 2028



Scale - 1" = 20'
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Legend
--- IMPROVEMENT FENCE
--- ADJACENT PROPERTY
--- STREET CENTERLINE



NOTES

1. ALL IMPROVEMENTS ARE SHOWN AS REQUIRED TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4444 North 1000 West, #13
West Valley City, UT 84115
408.111.1111

Landmark Surveying, Inc.
Professional Surveyors
www.landmarksurveying.com

DEVELOPER: Kristin Weston

Address: SE 1/4 of Section 32, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

Project: IMPROVEMENT PLAN

Drawn by: JAK

Checked by: JAK

Date: 6/1/2028

This Plan is the property of Landmark Surveying, Inc. and is not to be used for any other purpose.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

A handwritten signature in black ink, appearing to be 'B. Jensen', written over the printed name.

Date: June 15, 2026

Subject: Weston Subdivision, Plan Review

We have reviewed the subdivision plans for the Weston Subdivision in Plain City. Following our review, we have the following comments:

1. Section 11-5-3(1)(b) of the Plain City Subdivision Ordinance require subdivisions that access city streets to be fully improved in accordance with the public works standards. It should be noted that 2200 North Street is owned by UDOT and is the only street in the area that has improvements (sidewalk on the north side of 2200 North). Any improvements required must be approved by them. We do not recommend improvements along 4575 West since this street currently has a substandard right-of-way width. The dedication of additional right-of-way and the construction of improvements on this street appears to be impractical. Unless improvements are desired along 2200 North, the Planning Commission may want to consider allowing a deferral of improvements.
2. Plans do not show how the lots in this subdivision will be provided with secondary water. Section 11-5-7 of the Plain City Subdivision Ordinance requires pressurized secondary water be provided unless the development qualifies for an exception as indicted in the ordinance. The Developer should present their secondary water plan to the Planning Commission.
3. The signature block for the Plain City Engineer should be revised to state the following:

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to the City Engineer approval of the foregoing plat and dedications have been complied with.

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

Kristie Weston / Rae Watson LLC
2087 N 4425 W Plain City UT 84404
801-835-4028
Kristie.atko@gmail.com

July 1, 2026

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

Subject: Response to Review Comments – Watson Subdivision

Dear Mr. Jensen,

Thank you for your thorough review of the subdivision plans for Watson Subdivision located at 4571 W 2200 N in Plain City. Below, we have addressed each of your comments from the review letter dated June 15, 2026.

For clarity, your original comments are listed in bold, followed by our response and the actions taken to address them.

Comment 1: Section 11-5-3(1)(b) of the Plain City Subdivision Ordinance require subdivisions that access city streets to be fully improved in accordance with the public works standards. It should be noted that 2200 North Street is owned by UDOT and is the only street in the area that has improvements (sidewalk on the north side of 2200 North). Any improvements required must be approved by them. We do not recommend improvements along 4575 West since this street currently has a substandard right-of-way width. The dedication of additional right-of-way and the construction of improvements on this street appears to be impractical. Unless improvements are desired along 2200 North, the Planning Commission may want to consider allowing a deferral of improvements.

- **Response:** We request that the requirement for improvements along 2200 North be waived based on the following technical and historical precedents:
- **UDOT Coordination:** Meeting notes from our recent coordination with the Utah Department of Transportation (UDOT) are attached. UDOT confirmed they do not require infrastructure improvements along 2200 North for this project.
- **Access & Traffic Impact:** Neither of the parcels created by this subdivision will utilize, access, or physically alter 2200 North.

- **Site Constraints:** There is a major physical constraint present on the opposite side of 4571 West in the form of an open irrigation ditch.
- **Area Precedent:** A review of county records indicate that adjacent properties on the south side of 2200 North have not been required to sign improvement deferment letters.
- **Recent Subdivision Precedent:** The subdivision established last year at 4391 W 2200 N (located two blocks east on the south side of 2200 N) was granted an exemption from improvement deferment letters, despite both resulting parcels having direct access points along 2200 North.

Comment 2: Plans do not show how the lots in this subdivision will be provided with secondary water. Section 11-5-7 of the Plain City Subdivision Ordinance requires pressurized secondary water be provided unless the development qualifies for an exception as indicted in the ordinance. The Developer should present their secondary water plan to the Planning Commission.

Response: I have attached the letter from Weber-Box Elder Conservation District (PineView) which states that this property has an appropriate allocation of secondary water and that they will serve this property once it has been subdivided.

Comment 3: The signature block for the Plain City Engineer should be revised to state the following: | hereby certify that the requirements of all applicable statutes and ordinances prerequisite to the City Engineer approval of the foregoing plat and dedications have been complied with.

- **Response:** The requested changes have been applied to the signature block. A copy of the updated plans are attached.

All supporting documentation has been emailed to Tammy Folkman for your verification. Please let me know if you require any further modifications or clarifications to move this project forward.

Sincerely,

Kristie Weston

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

Name of Proposed Subdivision: Rae Watson LLC
 Address 4571 W 2200 N Plain City UT 84404
 County Tax Parcel(s) Number: 190320069
 Current Zoning of Property: B1-11 Number of Lots: 2
 Plain City Filing Fees: 200⁰⁰ Plus 100⁰⁰
 Plain City Engineering Fees: 400⁰⁰

 PLAIN CITY <i>Utah</i>
THIS BOX IS FOR OFFICIAL USE ONLY:
Date Received: <u>5-22-26</u>
Receipt #: <u>2039300</u>
Amount Paid: <u>700⁰⁰</u>
Final Approval: _____

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

Applicant Information Name: <u>Kristie Weston</u> Phone: <u>801-835-4028</u> Email: <u>kristie.atko@gmail.com</u>	Property Owner #1 Information Name: <u>Kristie Weston</u> Phone: <u>801-835-4028</u> Email: <u>kristie.atko@gmail.com</u>
Property Owner #2 Information (If Applicable) Name: _____ Phone: _____ Email: _____	Name of Intended Escrow Holder Name: _____ Phone: _____ Email: _____

Surveyor's Name Tyler Knight Email tyler@landmarksurveyutah.com Phone# 801-731-4075
 Engineer's Name _____ Email _____ Phone# _____

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

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

- 1 _____ **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.
- 2 _____ **A plat**, drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
 - a _____ The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
 - b _____ The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.

PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Rae Watson LLC

County Tax Parcel Number of Property to Be Subdivided: 190320069

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on city approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:

Weston
Property Owner #1

05/22/26
Date

Property Owner #2 (if applicable)

Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:

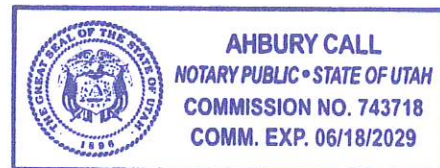
Notary Public

Date

Notary Seal:

In the County of Weber, State of Utah,
Subscribed and sworn to before me this 22 day
of May, 20 26 by Kristie Weston.

Ahbury Call
Notary Signature and seal



APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Rae Watson LLC

County Tax Parcel Number of Property to Be Subdivided: 190320069

I, Kristie Weston (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Plain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Plain City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Plain City Consolidated Fee Schedule.

Signed:

Weston
Applicant/Agent

05/22/26
Date

Subscribed and sworn to before me:

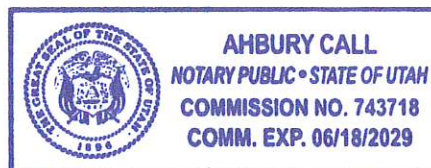
Notary Public

Date

Notary Seal:

In the County of Weber, State of Utah,
Subscribed and sworn to before me this 22 day
of May, 20 26 by Kristie Weston.

Ahbury Call
Notary Signature and seal





Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

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

4/30/2026

To Whom it May Concern;

RE: AVAILABILITY LETTER FOR 2150 N 4575 W

This development is located at approximately 2150 N 4575 W Plain City and consists of 1 lot. The Bona Vista Water District does have culinary water available for this development.

Please note:

- A letter from the Fire Department stating that a flow test is not required will need to be provided to the District as soon as possible.
- Proof of secondary water for outside use will need to be provided prior to requesting a connection.
- A culinary water connection for domestic purposes only is available.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the Water District's specifications which are made available in our office.
- A residential water connection agreement form and service application must be filled out, and all fees must be paid before culinary water service will be made available.

If you have any questions or concerns, I can be reached at 801-621-0474 ext. 207.

Sincerely,

Kenny Hefflefinger,
Assistant Manager

Board of Directors

Ronald Stratford – Chairman – Unic. Weber County
David Bolos – Vice Chairman – Farr West
Les Syme – Marriott/Slaterville
Phil Meyer – Plain City
Roger Shuman - Harrisville

Management

Matt Fox, Manager
Kenny Hefflefinger, Assistant Manager



March 12, 2026

Plain City Planning
Re: Parcel# 19-032-0069

To Whom It May Concern:

We have reviewed the parcel at 4571 W 2200 N, Plain City, Utah. This property is currently part of the water district with an appropriate allocation of secondary water. We will serve this property after it has been subdivided and all required fees have been paid.

Please contact us with any further questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Jacee Bingham". The signature is written in a cursive, flowing style.

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

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



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

March 16, 2026

RMP Request # 7589019

Located At Or Near: 4571 W 2200 N, 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) 220 - 7287.

Sincerely,

Cullin Williams

Ogden Estimator



August 25, 2025

Kristie Weston
4571 W 2200 N
Plain City, UT 84404

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Subdivision for Kristie Weston 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



Pre-Application Meeting

PA-173485 Route: SR-134 MP: 7.51

Applicant: Kristie Weston

Permit Review Fee:

- Permit Review Fee Level - 1

Required Documents and Forms:

Required at the beginning of the application:

- Site Plans (striping sheets, utility sheets, drainage sheets, plan and profile sheets, etc.)
- Letter determining if the city requires curb, gutter, or sidewalk along the highway frontage.

Site Plan & Access Notes:

- All access for the properties are to be from the city street (4575 W)
- Add the UDOT General Notes to the plan set.
- Include the current year applicable UDOT standard drawings and permit details as part of the plan set.
- Add curb, gutter (B1 Type), and sidewalk along the entire frontage if required by the city. UDOT supports the decision of the city if these are to be required or not. Any detached sidewalk width is required to be 5 ft shown on Standard Drawing PA 5. Attached sidewalk width is to meet the 6 ft minimum (8 ft preferred). Ensure all sidewalk is located with at least 1 ft space to the UDOT right-of-way.

Traffic Impact Notes:

- The Traffic Impact Study (TIS) is being waived for splitting the lot and using 4575 West for access for both homes.

Utility Notes:

- Show existing and tie-in requirements of utilities from 4575 West for water and sewer.
- Natural gas and power may be required to come from 2200 North (SR-134). Meet the minimum depth of bury requirements.
- Our policy is that we require trenchless construction unless convincing and sufficient reason is given for open trench construction. The reason for this is the substantial delays caused to the public which we measure in user costs, and the degradation to our pavement which increases maintenance costs and shortens the life cycle duration of the pavement.
- Add the UDOT PVDT sheets for T-patch details and complete the plan set design to fulfill those requirements.
- Consider removing abandoned utilities when possible without major impacts to the public. All abandoned lines 6 inch diameter or larger that remain in place are to be filled with flowable fill meeting standard specification 03575.
- For asphalt construction within the UDOT ROW match existing, or the anticipated existing of 6 inches of UDOT- approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, 1/2 inch nominal max, 7-75-115 gyration per UDOT standard specification 02741; over 6 inches untreated base course (UTBC) per UDOT specification 02721; over 12 inches granular borrow (GB) per UDOT specification 02056 (whichever is greater). Provide documentation of compaction from a UDOT-qualified laboratory.

- Specify the following method of sealing the pavement: Chip Seal Type II with emulsion LMCRS-2 per UDOT standard specification 02785 (estimated application rate of 0.45 gal/sq yd) is required for this roadway on at least all new pavement placed within UDOT right-of-way.
- The seal coat is not required if you choose to use the new HiMod HMA for at least the top 1.5 inches of pavement.

Drainage Notes:

- Onsite drainage is to be away from the highway.
- If curb and gutter is required by the city, Perform a hydraulic analysis to determine the location and number of catch basins required to stay within spread requirements and maximum spacing as outlined in the Hydraulic Design Manual (see Chapter 8.2). Provide the storm drain pipe (18 inch min) to the ends of the highway widening so the system can be expanded without removing the widening improvements.

Other Notes:

- See the associated Concept Plan Redlines.pdf for more visual information and clarification to these notes.
- **While this meeting is helpful for planning purposes, this permit process is not to be used for the “sale of land with an approved access”. The CAP is only valid for the express purpose (trip generation) and is not valid for other types or sizes of development.**
- **This meeting is a pre-application meeting and is not to be considered as an approval by UDOT. If an application is not submitted within 12 months, these notes will expire.**
- **After an application for a Conditional Access Permits is completed, construction based on the watermarked plans are to be completed within 12 months from the date of the CAP. Provide the CAP and watermarked plans to your contractor to acquire an Encroachment Permit. All highway improvements associated with the CAP are to be in place before occupancy of any buildings associated with the CAP.**



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 6, 2026

Subject: Bluegrass Estates 1st Amendment, Plan Review

We have reviewed the submitted information for Bluegrass Estates 1st Amendment. Following our review, we have the following comments:

1. By splitting Lot 1 of Bluegrass Estates into 2 parcels, the Developer is essentially creating a subdivision. Consequently, the City will require street improvements on the north and west sides of Lot 1.
2. The portion of the property directly north of Lot 1 that is part of the "Future Right-of-Way" area should be dedicated to Plain City. The remainder of the Future Right-of-Way property located within the Remainder Parcel will be dedicated when the Remainder Parcel develops.

If you have questions or require additional information regarding any of the items listed above, feel free to contact me.

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

Name of Proposed Subdivision: Blue Grass Estates 1st Amendment
approximately 2800 N 3800 W Plain City Utah
 Address _____
 County Tax Parcel(s) Number: 191540001
 Current Zoning of Property: RE- 20 Number of Lots: 2

 Plain City Filing Fees: \$300
 Plain City Engineering Fees: \$200 400.00

 PLAIN CITY <i>Utah</i>	
THIS BOX IS FOR OFFICIAL USE ONLY:	
Date Received:	<u>7-29-24</u>
Receipt #:	<u>2039522</u>
Amount Paid:	<u>700.00</u>
Final Approval:	_____

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

Applicant Information Name: <u>Deep Roots Investments LLC</u> Phone: <u>801-698-7180</u> Email: <u>crjensen82@yahoo.com</u>	Property Owner #1 Information Name: <u>Deep Roots Investments LLC</u> Phone: <u>801-698-7180</u> Email: <u>crjensen82@yahoo.com</u>
Property Owner #2 Information (If Applicable) Name: _____ Phone: _____ Email: _____	Name of Intended Escrow Holder Name: _____ Phone: _____ Email: _____

Surveyor's Name <u>Klint Whitney</u>	Email <u>klint@gecivil.com</u>	Phone# <u>801-476-0202</u>
Engineer's Name <u>Tyler Nielson</u>	Email <u>tyler@gecivil.com</u>	Phone# <u>801- 476-0202</u>

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

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

- 1 _____ **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.
- 2 _____ **A plat**, drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
 - a _____ The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
 - b _____ The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.

- 8 _____ **Copies, including:**
- a _____ One printed copy of **Mylar** Plat for signing and recording (*once final approval given*)
 - b _____ Seven (7) 11" x 17" printed copies of **Plat** for the City's use in the review process.
 - c _____ One (1) 11" x 17" printed copy of **aerial maps: one** map showing a close up of the proposed subdivision (with legend included) and the **second** map showing the area approximately 1,000 feet around the boundaries of the subdivision in all directions.
 - d _____ Digital copies of the plat and areal maps. Digital copies of **ALL** plans in PDF format.
- 9 _____ **Payment of the subdivision application fee and any other application-processing fees described in the City's fee schedule.**

PLAIN CITY

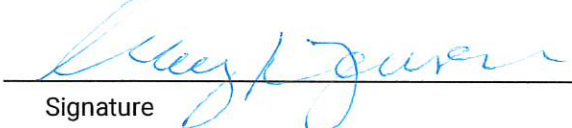
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE

A. SERVICE (REVIEW) FEES

- | | |
|-----------------------|---|
| 1. Subdivision Filing | \$200.00 plus \$50.00 per lot |
| 2. Engineering | \$200.00 per lot
Developer will be responsible for all engineering fees above those paid at filing. |
| 3. Planner Fees | Developer is responsible for all planner review fees (over one hour) incurred on behalf of the subdivision. |
| 4. Legal Fees | Developer is responsible for all legal review fees (over one hour) incurred on behalf of the subdivision. |

All submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer. Review costs can be kept to a minimum if the engineer for the developer is thorough in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklist, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to final approval by the governing body. **All engineering fees associated with each subdivision are the developer's responsibility to pay in full.**

7/28/2026
 Date


 Signature

B. USER FEES:

- | | |
|---|----------------------------|
| 1. General Plan Amendment Request | \$200.00 |
| 2. Rezone Request | \$200.00 |
| 3. Conditional Use Permit | \$200.00 |
| 4. Request to Appear Before
Appeal Board | \$400.00 |
| 5. Request for Annexation | \$1000.00 |
| 6. Copies | \$0.25 per copy (8 ½ X 11) |

General plan and zoning maps are online at www.plaincityutah.gov

APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

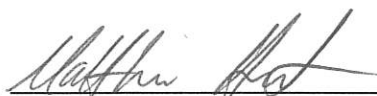
Blue Grass Estates 1st Amendment

Name of Proposed Subdivision: _____

County Tax Parcel Number of Property to Be Subdivided: 191540001

I, Matthew Hirst (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Plain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Plain City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Plain City Consolidated Fee Schedule.

Signed:


Applicant/Agent

July 29, 2026
Date

Subscribed and sworn to before me:


Notary Public

July 29, 2026
Date

Notary Seal:



PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Blue Grass ~~Forest~~ Estates 1st Amendment

County Tax Parcel Number of Property to Be Subdivided: 191540001

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on city approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:

Matthew Hunt Deep Roots Investments LLC
Property Owner #1

July 29, 2026
Date

Property Owner #2 (if applicable)

Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:

Diane W Hirschi
Notary Public

July 29, 2026
Date

Notary Seal:





Water Service Availability Letter

July 29, 2026

Plain City Planning
Re: Blue Grass Estates
Parcel #: 19-154-0001

To Whom It May Concern:

We have reviewed the plans for the Blue Grass Estates 1st Amendment. This letter is to confirm that secondary (non-potable) irrigation water service is available to the property located at Approx: 3800 W 2800 N, Plain City, Utah through the Weber Box Elder Conservation District.

This property is not currently part of the secondary water district. Water service will be made available upon completion of the inclusion process. This process includes approval of our Board of Directors, payment of all required fees, and the provision of sufficient water shares to bring the property into the water district.

Availability of water service is contingent upon meeting all applicable requirements and standards.

This water availability letter shall remain valid for one (1) year from the date issued. The District reserves the right to require an updated letter if significant development occurs, system conditions change, or the District otherwise determines that an update is necessary.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Jacee Bingham".

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

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

**BEFORE THE BOARD OF TRUSTEES
OF THE
WEBER-BOX ELDER CONSERVATION DISTRICT**

Petitioner(s)

PETITION TO INCLUDE
ADDITIONAL LAND
WITHIN THE DISTRICT

Name(s): Deep Roots Investments LLC

Address: 3746 N 3900 W, Ogden Ut
84404

Phone: 8016987180

Email: crjensen82@yahoo.com

Petition No. _____

Receipt No. _____

Deep Roots Investments LLC, the petitioner(s) herein, respectfully represent and request the following:

1. Petitioner(s) is/are the legal and equitable owner(s) of the real estate know as or located at:

3800 W 2800 N, Plain City, UT 84404.

2. The real property referred to herein is more particularly described as follows:

- a. County Tax Identification Number: 191540001.
b. Legal Description as set forth on schedule "A" attached hereto and made a part hereof by reference.

3. The real property and lands referred to herein have an insufficient supply of irrigation water for maximum economic and productive agricultural use, or, said Petitioner(s) desires irrigation water service from the District for outdoor residential irrigation needs.

4. The real property will be benefited and improved by being included within the District.

5. The irrigation and watering of said lands would be from the same sources as are now or in the future will be embraced within the District.

Total Acres: .77

Total Acre Feet: .38

Type of Water: Secondary

Number of Shares Petitioner will Provide: 2

6. The inclusion of Petitioner's lands within the District is feasible, logical and consistent with District Policy and the lands are geographically sited so as to physically connect to the Districts distribution system and be assessed along with other District lands for its pro-rata share of expenses.
7. The water supply available or which can become available appears ample and sufficient to properly irrigate Petitioners land in addition to the lands already within the said District.
8. Petitioner(s) understand and hereby agree, each individually, that in the event the District accepts this petition and includes Petitioner(s) lands within said District, that any distribution system, works, improvement or facilities, as determined by the District to be reasonably necessary, shall be constructed at the sole cost and expense of Petitioner(s) according to the specifications of the District. Further that the District shall become the sole owner and controlling party of any such improvements or works upon their satisfactory completion.
9. Petitioner(s) hereby agree that any and all responsibility to pay, upon demand, any and all costs, charges, fees, assessments and expenses lawfully and/or equitably incurred as a result of the inclusion of said lands within the District, including but not limited to purchase of additional water supplies, construction of distribution facilities, (mains, laterals, reservoirs, wells, pipes, etc.) and other necessary and lawful expenses of the District. Petitioner(s) agree that all of such charges run with and become a lien against said lands, according to law.
10. Petitioner(s) hereby agree to pay all costs and expenses of enforcement of the terms and conditions hereof, including a reasonable attorney fee.
11. Petitioner(s), upon acceptance of the described lands into said District, agree to abide by all of the rules and regulations of said District that are now or in the future legally and lawfully in effect.

WHEREFORE, the undersigned Petitioner(s) respectfully request the following:

1. That the said lands be included within said District.
2. That a reasonable supply of irrigation water be allocated and delivered to said lands.
3. That said lands be encumbered by the appropriate costs and charges for inclusion in the District.

Dated this July day of 29, 2026

Name (Print) Matthew Hunt

Petitioner Signature

[Signature]

Name (Print) _____

Petitioner Signature _____

State of Utah)
County of Weber) ss

On this 29th day of July, in the year 2026, before me Stacy Adams, a notary public, personally appeared Matthew Hunt, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same. Witness my hand and official seal.



Notary Public:

[Signature]

My Commission Expires:

9.10.2028

OFFICE USE ONLY

Date Approved by Board of Trustees: _____

Engineering Approval: _____

Fee Received: \$ _____ Receipt # _____

Subdivision Name: _____ Phase: _____ Number of Lots: _____

Total Acres: _____ Total Acre Feet: _____

Type of Water: _____ Number of Shares Received: _____ Certificate #: _____

Date of written notice to petitioner: _____

Date notice posted at district office: _____

Date notice posted at property requesting annexation: _____

Date notice provided to newspaper: _____

Date entered in County: _____

SITE PLAN APPLICATION

(New Construction)

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

What is being proposed: INSTALLATION OF WALL AND POLE SIGNAGE

Address of Location: 3182 W. 2600 N, PLAIN CITY, UT 84401

Current Zoning of Property: C-2

County Tax Parcel Number: 195050001



PLAIN CITY
Utah

THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 7-8-24

Receipt #: 2039294

Site Pan Fee: 200.00

Number of Copies: _____

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

Contact Name: SIMONE JOHNSON Company Name: IMPACT SIGNS INC

Full Address: 2236 S 3270 W SUITE 1 SALT LAKE CITY, UT 84119

Phone: 8888845983 Email: IMPACTSIGNS@PERMITFLOWTEAM.COM

Surveyor Name: _____

Address: _____ Company Name: _____

Phone: _____ Email: _____

Engineer Name: _____ Company Name: _____

Address: _____

Phone: _____ Email: _____

Secondary Water Available? _____ Type _____ Contact/Phone _____

Culinary Water Available? _____ Type _____ Contact/Phone _____

Sewer Connection Available? _____ Contact/Phone _____

Septic System Appears Feasible? _____ Contact/Phone _____

Is Property in Flood Hazard Area? _____ Flood Zone _____

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

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

The completed application and supporting documents need to be submitted at least 30 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.

51
Signature

05/19/2026
Date

AFFIDAVIT

PROPERTY OWNER

MISSOURI
STATE OF UTAH)
Greene ss
COUNTY OF WEBER)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this
CANDICE DANIELLE RANDOLPH
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County

22nd day of June, 2026.
Candice Danielle Randolph
(Notary) Springfield, MO.
Residing in Weber County, Utah

My Commission Expires: Jan, 18, 2027
Commission # 23673760

My commission expires: January 18, 2027

AGENT AUTHORIZATION

I (we), ___O'Reilly Auto Enterprises, LLC_____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) ___Impact Signs_____ 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)

(Property Owner)

Simone Johnson /Impact Signs
(Agent)

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: _____



LETTER OF AUTHORIZATION

5/26/26

To Whom It May Concern:

This letter is to certify that **IMPACT SIGNS, 2236 S. 3270 W Ste 1, Salt Lake City, UT 84119** is authorized to survey, permit, and install signage on behalf of **O'Reilly Auto Enterprises, LLC** at the following property address: **3182 W. 2600 N, Plain City, UT 84404**. This letter grants permission to enter, perform work, and obtain necessary permits and approvals for such signage. **IMPACT SIGNS** agree to carry liability and worker's comp insurance for their work and employees.

Sincerely,

O'Reilly Auto Enterprises, LLC

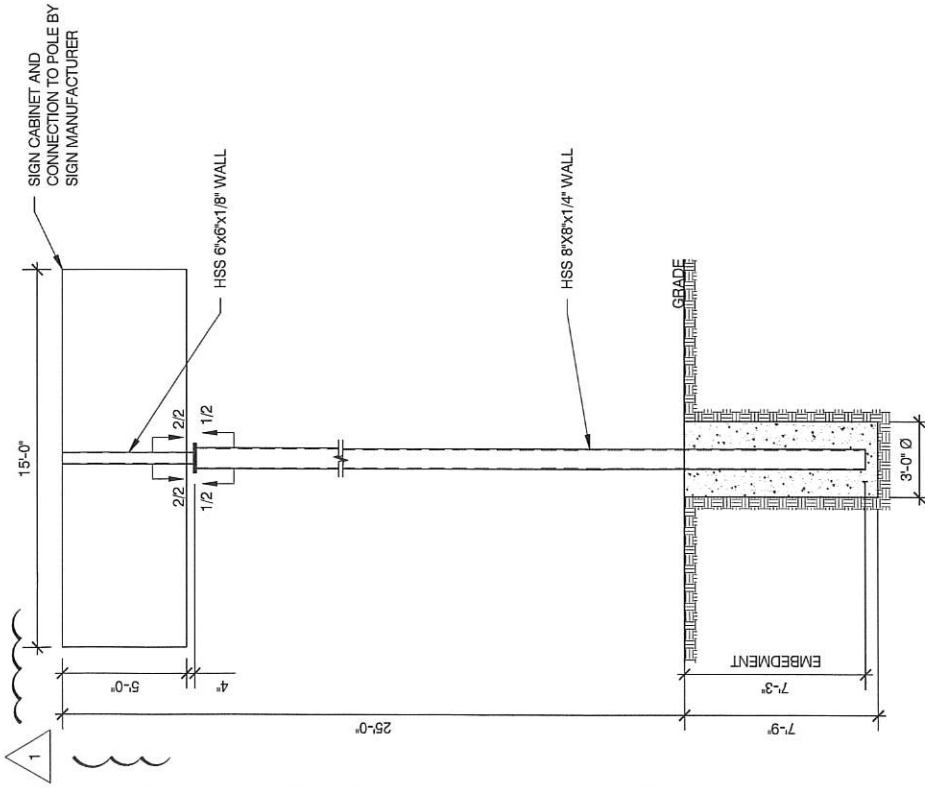
Adam McDannold

Director Property Management

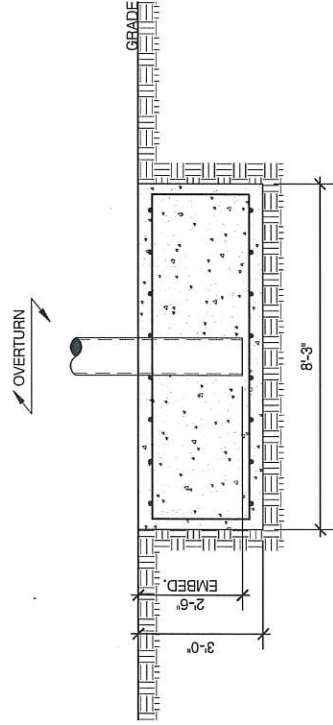
260253- O'Reilly Auto Parts - Plain City

O'Reilly AUTO PARTS



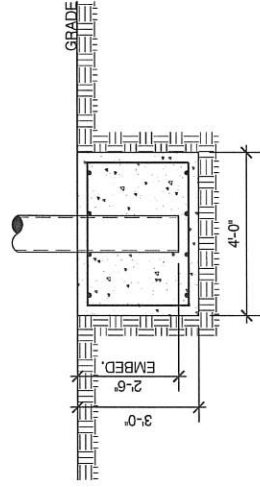


FRONT ELEVATION W/ CAISSON FOUNDATION OPTION 1
SCALE: N.T.S.



SPREAD FOUNDATION OPTION - SIDE VIEW 3
SCALE: N.T.S.

SPREAD FOUNDATION
REQUIRED REINFORCEMENT
#6 BAR @ 12" O.C. MAX.
EACH WAY T-B
#5 BAR VERT. AS REQ'D TO
HOLD REBAR MATS IN PLACE



SPREAD FOUNDATION OPTION - FRONT VIEW 2
SCALE: N.T.S.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR
ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION
BY SIGN MANUFACTURER.

- CLIENT - O'REILLY AUTO PARTS
- 2021 IBC
- RISK CATEGORY II
- 105 MPH WIND SPEED, EXP. C
- (1) POLE, (1) FOOTING



PROJECT:		3235 W 2600 N, PLAIN CITY, UT 84404		DRAWING NO.		DWG. 1	
DRAWING TITLE:		O'REILLY		DATE:		01/16/25	
DRAWN BY:		DJB		CHECKED BY:		JBN	
COMPL. NO.:		250193-083-00		REV #		DATE	
				REV #		12/01/25	
				DRAWN BY		MAH	
				REV #			
				DATE			

DARREN S. ANTLE, P.E.

269 N. WEISGARBER RD.
SUITE #100
KNOXVILLE, TN 37919

PHONE 865.584.0929

SIGN-ENGINEER.COM



THOMAS A. LUNDBERG
ARCHITECT
1736 EAST SUNDRIE, SUITE 417
SPRINGFIELD, MISSOURI 65804
TEL: 417.862.2655
FAX: 417.862.2655
E-MAIL: arch@tclundberg.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
PLAIN CITY, UT
W 2600 N
SITE SIGNAGE PLAN

O'Reilly
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COUNT #	4668
DATE	12-30-14
REVISION	
DATE	4-16-15



CAUTION: DO NOT DISTURB THE BRACKEN CONCERNING TYPE AND LOCATION OF UTILITIES. THE LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE USER OF THIS INFORMATION IS FOR MAKING HIS OWN. THE USER OF THIS INFORMATION IS RESPONSIBLE FOR THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. THE USER OF THIS INFORMATION IS RESPONSIBLE FOR THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. THE USER OF THIS INFORMATION IS RESPONSIBLE FOR THE TYPE AND LOCATION OF UNDERGROUND UTILITIES.

Know what's below
Call before you dig.

SG1.1

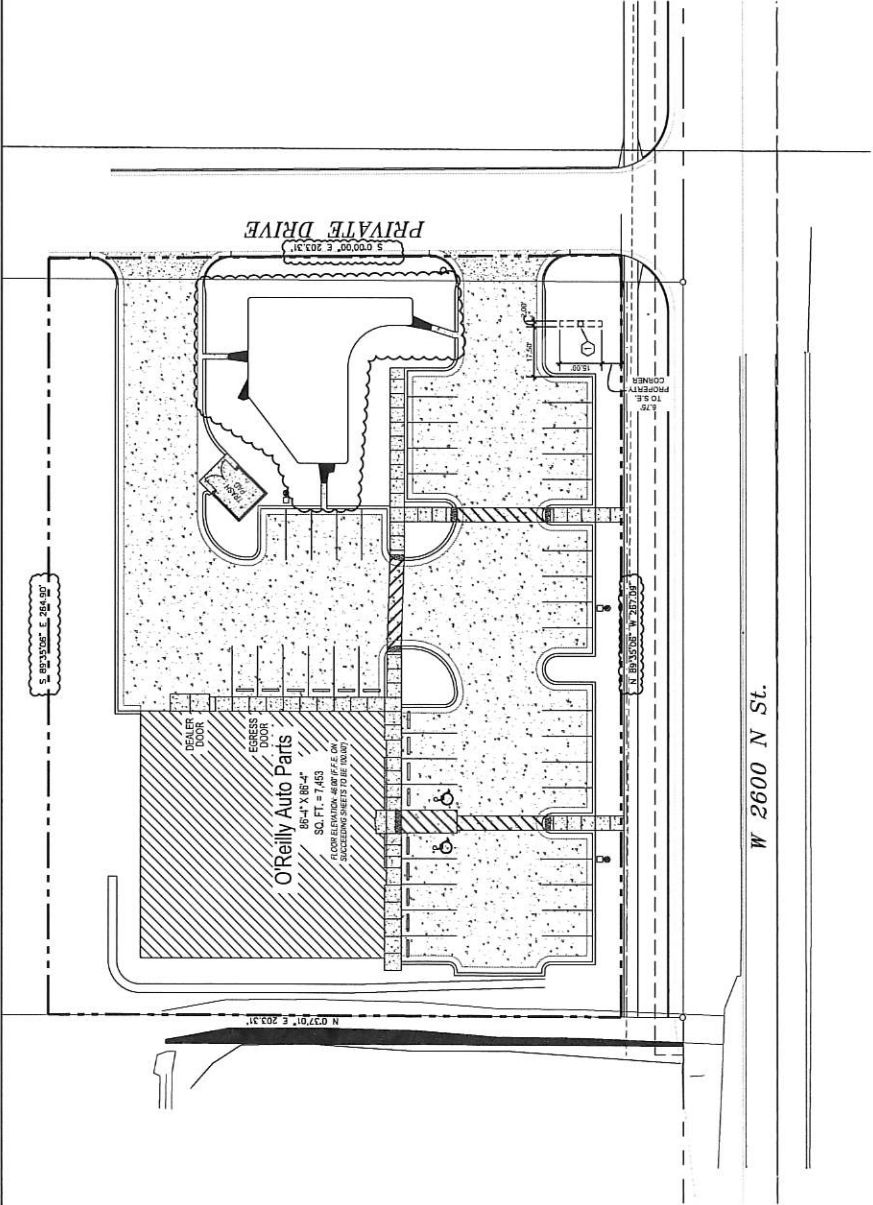
GENERAL NOTES

1. SEE ALL NOTES, SPECIFICATIONS, AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SEWERS, CURB, UTILITY LINE, PROPERTY LINE OR CENTER LINE OF STREETS, AS SHOWN ON THIS PLAN.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLAIN CITY, MISSOURI, ORDINANCES.
4. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES TO AVOID CONFLICT WITH THE PROPOSED CONSTRUCTION. CONTRACTOR TO NOTIFY THE CITY OF PLAIN CITY, MISSOURI, PRIOR TO PROCEEDING WITH THE WORK.
5. "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO BE RESPONSIBLE FOR THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. THE USER OF THIS INFORMATION IS RESPONSIBLE FOR THE TYPE AND LOCATION OF UNDERGROUND UTILITIES.

SECTION NOTES:
1. AVOID OBSTRUCTING VISIBILITY OF SITE FROM ADJACENT PROPERTIES.
2. SUBMIT LANDSCAPING LAYOUT FOR FINAL OWNER REVIEW PRIOR TO INSTALLATION.

KEY NOTES

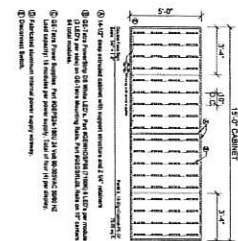
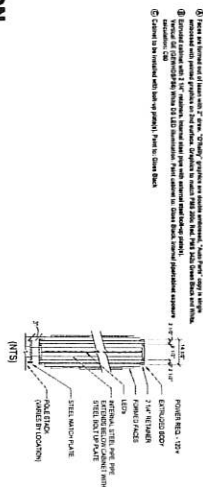
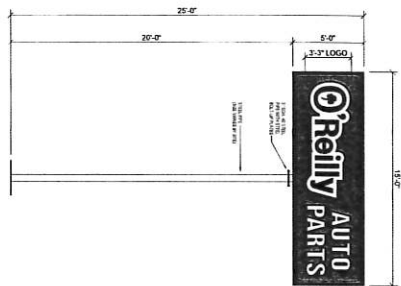
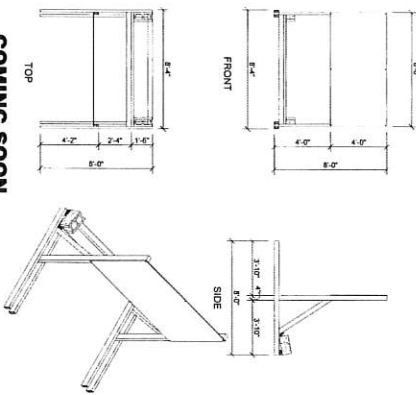
1. SITE SIGN, REFER TO ELEVATION 2501.3



1 SITE SIGNAGE PLAN
SG1.1 SCALE 1" = 20'-0"

1 COMING SOON TEMPORARY CONSTRUCTION SIGN

2 GROUND SIGN ELEVATION



- 1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- 2. CONTACT OWNER'S OR TRAVELER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION ON CLARIFICATION.
- 3. PREPARED SIGNAGE OWNER FINISHED AND INSTALLED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON CLARIFICATION.
- 4. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
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- 10. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.

GENERAL NOTES

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

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- 10. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.



THOMAS A. LUNDBERG
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
Tel: 417.862.0558
Fax: 417.862.3285
e-mail: architect@tastertyp.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
W 2600 N
PLAIN CITY, UT
SITE SIGNAGE DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DATE: 12.20.21
REVISION:
DATE:

**PLAIN CITY
SITE PLAN INSPECTION FEE SCHEDULE**

NOTE: All Engineer, Legal, and Planner Fees are the responsibility of the Person or Entity applying for the Site Plan Review. All Fees are to be paid in full before any building permit shall be issued.

USER FEES:

1. General Plan Amendment Request	\$200.00
2. Site Plan	\$200.00
3. Rezone Request	\$200.00
4. Conditional Use Permit	\$200.00
5. Request to Appear Before Appeal Board	\$400.00
6. Request for Annexation	\$1000.00
7. Copies	\$0.25 per copy (8 ½ X 11)

General Plan and Zoning Maps are online at www.plaincityutah.gov

NON-RESIDENTIAL SITE PLAN PLAT 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.

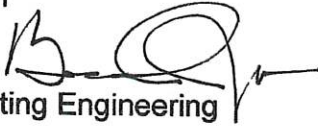
- ____ 1. One (1) copy of all required supporting documents and application fees shall be submitted.
- ____ 2. An exact copy of a certificate from a title insurance company or attorney which shall set for the names of all property owners included in the plat and shall include a list of all mortgages, 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.
- ____ 3. Traffic Impact Analysis, when required by the City Engineer.
- ____ 4. The original digital Site Plan drawing and seven (7) 24"X36" copies.
- ____ 5. A digital copy of the construction drawings, of such quality and resolution that all detail in the drawing is readily discernible, at the time of application submittal.

continued...



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

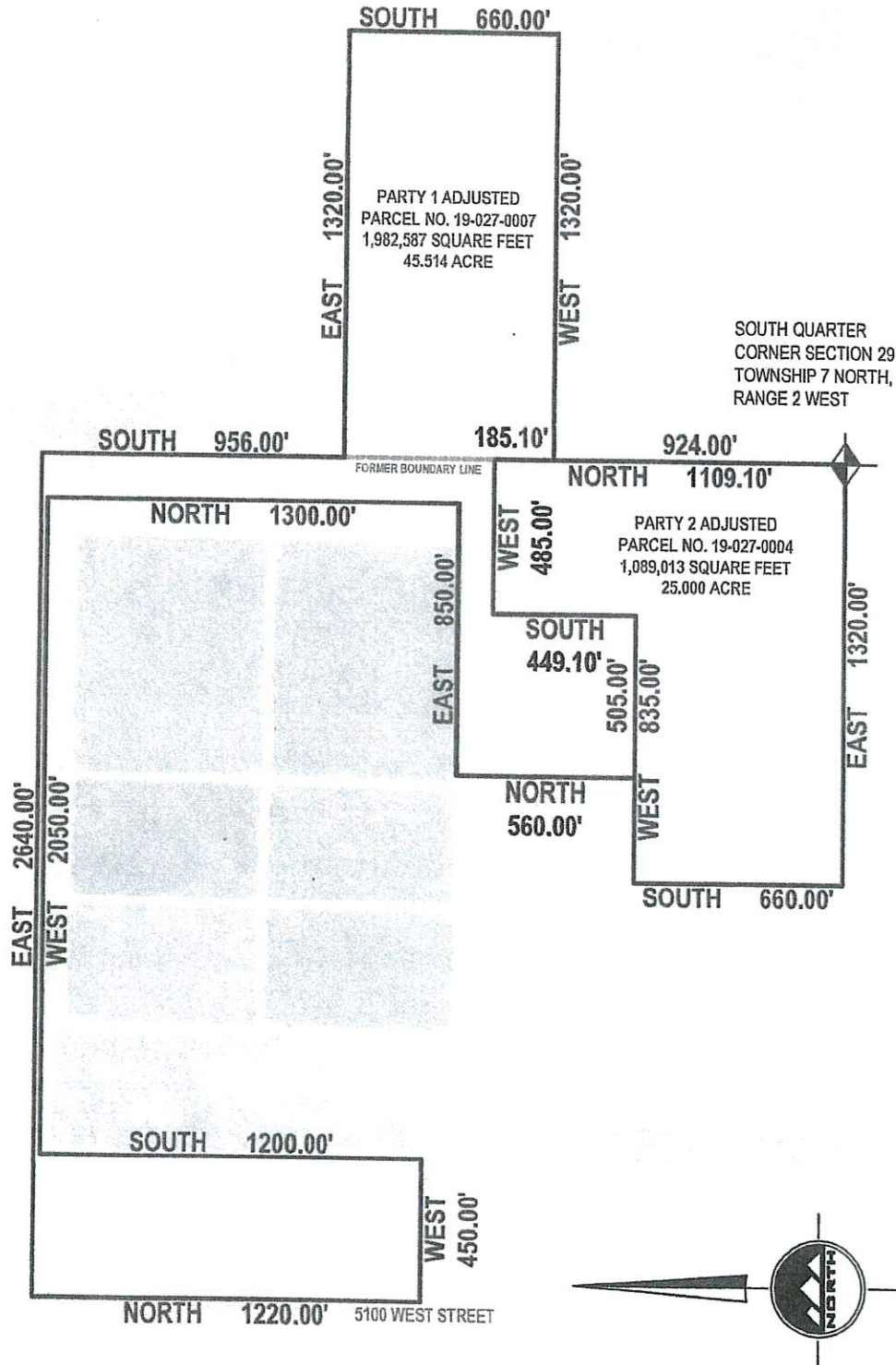
Date: July 30, 2026

Subject: Amy Roskelly Boundary Line Adjustment

We have reviewed the proposed Boundary Line Adjustment between Parcel Numbers 19-027-0004 and 19-027-0007 completed for Amy Roskelly. There are no new parcels being created. Consequently, we recommend the proposed boundary line adjustment be approved.

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

EXHIBIT A



PROJECT NUMBER
15081

PRINT DATE
2026-05-10

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
D. JUMAA

EXHIBIT A

BOUNDARY ADJUSTMENT 19-027-0007 & 19-027-0004

PLAIN CITY, UTAH
BOUNDARY ADJUSTMENT



SANJOY
Phone: 901.255.0529

TOOLE
Phone: 435.843.2600

CEDAR CITY
Phone: 435.868.1453

SCHIFFELD
Phone: 435.804.2353

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

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

Date Submitted 7.10.20 Lot Line Adjustment X Consolidation of Parcels _____
Property Owner Name Western Basin Land & Livestock Email: admin@marriottcompanies.com
Address 4960 W. 2200 N. Plain City, UT
Phone 801-731-7252 Parcel No(s). 19-027-0007 & 19-027-0004
No. of Existing Parcels 2 No. of proposed parcels 2
Existing Zone A-2

Please answer the following questions:

The lot line creates a new lot. Yes ☒ No ☐

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

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

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

Surveyor's Name Esign Engineering - Trent Address 919 N. 400 W. Ph 801-547-1100

Engineer's Name Same Address _____ Ph _____

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

N/A

PLEASE NOTE IF REQUIRED:

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

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

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

Date 7.10.20 Signature Amy Roskelley

Office Use Only

Lot Line Adjustment Fee: 300.00 Consolidation of Parcel Fee: _____
Number of Copies Submitted: _____ Receipt No. 2039475 Date Paid 7-13-20
Planning Commission Approval Date: _____

AFFIDAVIT

PROPERTY OWNER

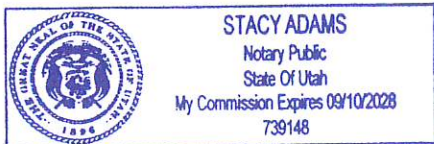
STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Amy Roskelley, 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.

Amy Roskelley
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10th day of July, 2020.



Stacy Adams
(Notary)

Residing in Weber County, Utah

My commission expires: 9.10.2028

When recorded send to:

BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between [WESTERN BASIN LAND & LIVESTOCK LLC], of [Parcel No. 19-027-0007], (hereinafter referred to as "Party 1"), and [WESTERN BASIN LAND & LIVESTOCK LLC], of [Parcel No. 19-027-0004], (hereinafter referred to as "Party 2"). All the Property described herein is in Weber County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

RECITALS

WHEREAS:

- A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number 2437589 of the Weber County records:

Tax ID Number: 19-027-0007

[PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 1320 FEET; THENCE NORTH 660 FEET; THENCE EAST 330 FEET; THENCE NORTH 560 FEET; THENCE EAST 850 FEET; THENCE NORTH 1300 FEET; THENCE WEST 2050 FEET; THENCE SOUTH 1200 FEET; THENCE WEST 450 FEET; THENCE NORTH 1220 FEET; THENCE EAST 2640 FEET; THENCE SOUTH 2540 FEET TO BEGINNING. CONTAINING 50.51 ACRES, M/L.]

(Hereinafter referred to as the "Party 1 Property.")

- B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number 2437589 of the Weber County records:

Tax ID Number 19-027-0004

[PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT 56 RODS NORTH OF THE SOUTHWEST CORNER OF SOUTHEAST QUARTER SECTION 29; THENCE NORTH 40 RODS; THENCE EAST 80 RODS; THENCE SOUTH 40 RODS; THENCE WEST 80 RODS TO BEGINNING. CONTAINING 20 ACRES.]

(Hereinafter referred to as the "Party 2 Property.")

- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

AGREEMENT AND CONVEYANCE

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the "**Party 1 Adjusted Property**" and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 1 Adjusted Property
Tax ID 19-027-0007

A parcel of land, situate in the South Half of Section 29, Township 7 North, Range 2 West, Salt Lake Base and Meridian, also being situated in Plain City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point being North 924.00 feet from the South Quarter Corner of said Section 29 and running thence:

North 185.10 feet;
thence West 485.00 feet;
thence South 449.10 feet;
thence West 505.00 feet;
thence North 560.00 feet;
thence East 850.00 feet;
thence North 1,300.00 feet;
thence West 2,050.00 feet;
thence South 1,200.00 feet;
thence West 450.00 feet;
thence North 1,220.00 feet;
thence East 2,640.00 feet;
thence South 956.00 feet;
thence East 1,320.00 feet;
thence South 660.00 feet;
thence West 1,320.00 feet to the Point of Beginning

Contains 1,982,587 square feet or 45.514 acres.

2. The **Party 2 Property** shall henceforth be referred to as the “**Party 2 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 2 Adjusted Property
Tax ID 19-027-0004

A parcel of land, situate in the Southwest Quarter of Section 29, Township 7 North, Range 2 West, Salt Lake Base and Meridian, also being situated in Plain City, Weber County, Utah. Being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 29 and running thence:

North 1,109.10 feet;
thence West 485.00 feet;
thence South 449.10 feet;
thence West 835.00 feet;
thence South 660.00 feet;
thence East 1,320.00 feet to the Point of Beginning.

Contains 1,089,013 square feet or 25.000 acres

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit A.
4. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1 may have in the property described in Paragraph 2 above which lies within the adjusted boundary of the Party 2 Adjusted Property.
5. In order to establish the adjusted boundary, Party 2 hereby relinquishes, conveys, and quitclaims to Party 1 any right, title, interest, and estate Party 2 may have in the property described in Paragraph 1 above, which lies within the adjusted boundary of the Party 1 Adjusted Property.
6. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing, or otherwise affecting any existing easement rights, interests or claims which otherwise inure to the benefit of Party 1 or Party 2.
7. The terms and conditions of this agreement shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the parties hereto and shall run with the property.

Dated this 10th day of July 2026.

Amy Roskelley
Party 1
WESTERN BASIN LAND & LIVESTOCK LLC
BY: Amy Roskelley, mgr

STATE OF UTAH)
County of Weber : ss.
)

The foregoing instrument was acknowledged before me this 10th day of July, 2026, by
Party 1.



Stacy Adams
Notary Public

Dated this _____ day of _____ 2026,

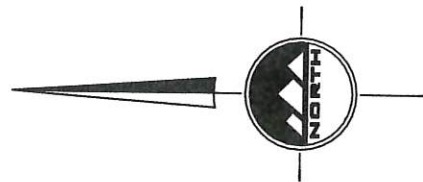
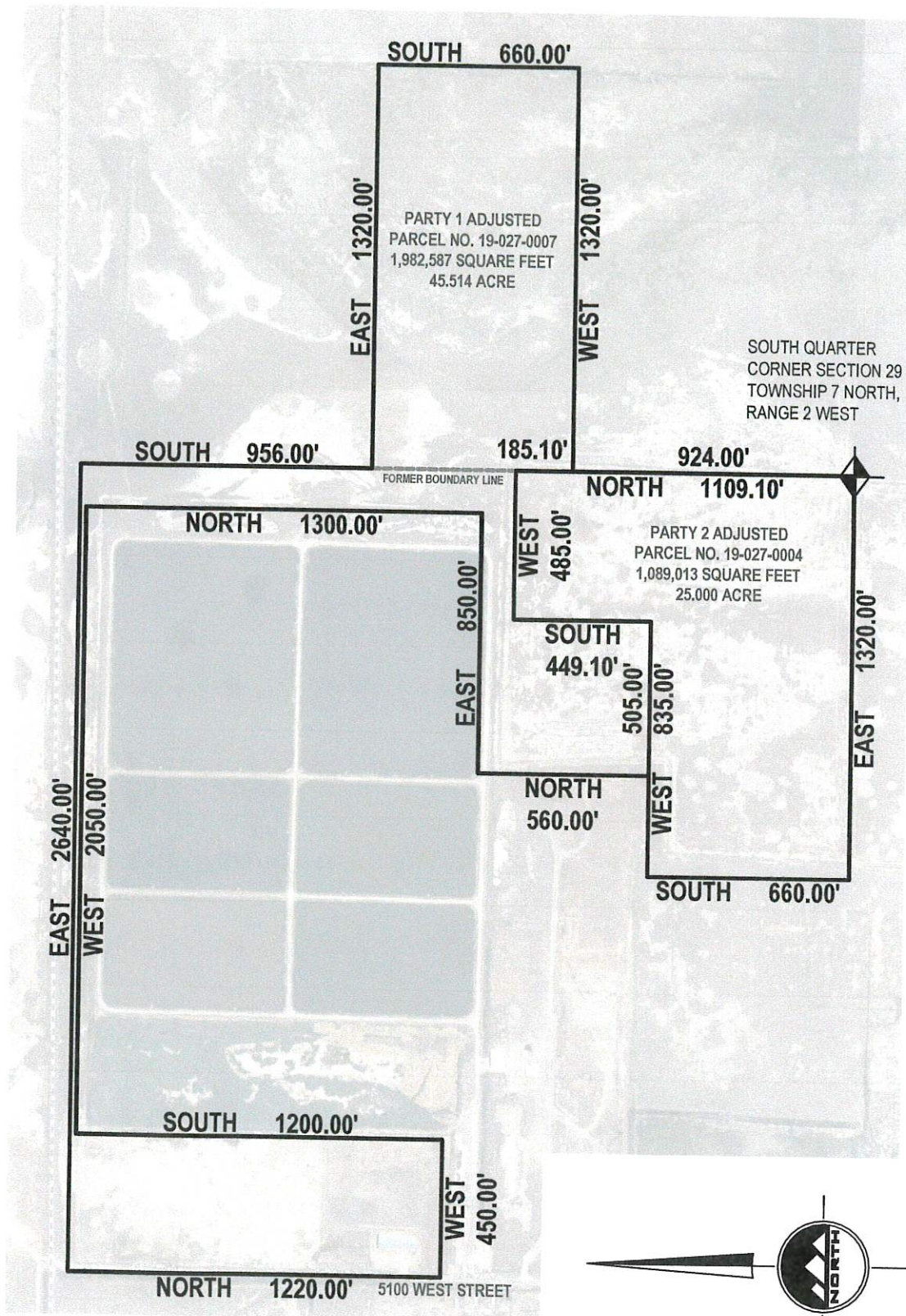
Party 2
WESTERN BASIN LAND & LIVESTOCK LLC
BY: _____

STATE OF UTAH)
County of _____ : ss.
)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by
Party 2.

Notary Public

EXHIBIT A



PROJECT NUMBER 15081 PROJECT MANAGER T. WILLIAMS	PRINT DATE 2026-06-10 DESIGNED BY D. JUMAA	BOUNDARY ADJUSTMENT 19-027-0007 & 19-027-0004 PLAIN CITY, UTAH BOUNDARY ADJUSTMENT	 ENSIGN THE STANDARD IN ENGINEERING SANDY Phone: 801.255.0529 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983	LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM
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EXHIBIT A

ZONING AMENDMENT APPLICATION

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

Location of Property: 3600 W. 1975 N.

County Tax Parcel Number(s): 19-035-0026, 19-035-0017
15-010-0003, 15-010-0004

Request from Zone: RE-20 to Zone: RE-15



THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: 7-10-20

Receipt #: 2039476

Zoning Amend. Fee: \$200.00

Application#: _____

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

Property Owner: Rik Properties, LC Company Name: _____
Full Address: 4960 W. 2200 N. Plain City, UT
Phone: 801-731-7252 Email: admin@marriottcompanies.com

Developer/Agent: Same as owner Company Name: _____
Full Address: _____
Phone: _____ Email: _____

LEGAL DESCRIPTION: **Please Attach**

TOTAL AREA – Acres or Square Feet: 28.82 Acres

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

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

Attach a list of all adjacent properties within 500 feet. (Parcel #, Name & Mailing Address)

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

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Amy Roskelley, 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.

Amy Roskelley
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10th day of July, 2026.

Stacy Adams
(Notary)
Residing in Weber County, Utah

My commission expires: 9.10.2028



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: _____

July 9, 2026

R & K Properties, LC
4960 W 2200 N
Plain City, UT 84404

RE: Property Re-zone request

To Whom it May Concern:

We are requesting a re-zone of parcel #'s 19-035-0026, 19-035-0017, 15-010-0003 & 15-010-0004 from an RE-20 to an RE-15. The current general plan classifies this property as moderate density 2, which does allow for the RE-15 zone. We are suggesting this change to not only be able to accommodate a more moderate-income level but also be able to offer a smaller lot that will have a lessor impact on the water usage. We feel like a 15,000 square foot lot is ideal for accommodating a larger home, with a decent amount of yard, and possibly the space to also have an accessory building, without being wasteful.

The plan we have presented for the 15,000 sq ft lots appears to conform with the surrounding area and adjacent land uses both today and per the future land use plan. We feel it will be able to serve the growing population well and still keep a more open and rural feel for a moderate density level.

With the recent widening of 3600 W and the adjacent intersection, we don't feel like there's any significant impact to traffic or public infrastructure and amenities. In fact, our plan is to ask for a Cluster Subdivision, and possibly a development agreement, that allows us to use a portion of this development for smaller lots, in exchange for some open space that will allow for a public amenity, as well as a possible trail that will connect to the new sidewalk being installed that gives you a direct path not only West to the Maverik, but North to the Elementary School, and grocery store, and continues to connect to other city amenities.

We want to build a small subdivision here that allows for different phases of life and feel like the unique topography of this land gives us the opportunity to do something fun and creative that people will really see as a thoughtful and intentional use of the land.

We hope to be able to move through the entitlement processes within the next year and be under construction by late 2027 or early 2028. We greatly appreciate your attention to detail on this project, and your thoughtful consideration in allowing us to set a public hearing for this re-zone. We look forward to working closely with you to create another place that people can call home in Plain City.

Sincerely,

A handwritten signature in black ink that reads "Amy Roskelley". The signature is fluid and cursive, with the first name "Amy" and last name "Roskelley" clearly legible.

Amy Roskelley, Owner/Developer
R & K Properties, LC

Parcel ID 19-035-0017

PART OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH: BEGINNING 22.5 RODS WEST OF SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 162 FEET TO CORPORATE LIMIT LINE OF PLAIN CITY; THENCE NORTH 89°17' WEST 48 RODS; THENCE SOUTH 162 FEET TO SECTION LINE; THENCE EAST 48 RODS TO BEGINNING.

Parcel ID 15-010-0003

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH: BEGINNING 22.5 RODS WEST OF THE NORTHEAST CORNER OF SAID SECTION 4; THENCE WEST 48 RODS; THENCE SOUTH 32 RODS; THENCE SOUTH 36°31' EAST 60 RODS; THENCE EAST 12 RODS; THENCE NORTH 80 RODS TO BEGINNING.

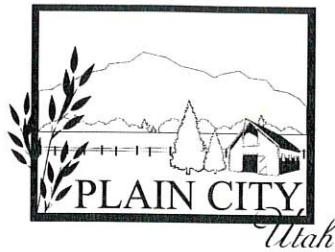
Parcel ID 15-010-0004

PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH: BEGINNING 70.5 RODS WEST AND 43.5 RODS SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE EAST 9 RODS; THENCE NORTH 36°30' WEST 16 RODS, MORE OR LESS TO A POINT NORTH OF BEGINNING; THENCE SOUTH TO BEGINNING.

Legal Description

Parcel ID 19-035-0026

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH: BEGINNING 371.25 FEET WEST AND NORTH 552.75 FEET OF THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 33; THENCE WEST 234.29 FEET, THENCE SOUTH 00D33'00" EAST 160.04 FEET, THENCE NORTH 89D17'00" WEST 125 FEET, THENCE NORTH 0D33'00" WEST 160.04 FEET, THENCE WEST 432.71 FEET, THENCE SOUTH 390.75 FEET, THENCE SOUTH 89D17' EAST 792 FEET, THENCE NORTH 390.75 FEET TO BEGINNING. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT, SITUATE IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH, INCIDENT TO IMPROVEMENTS TO 3600 WEST STREET AND 1975 NORTH STREET, KNOWN AS PROJECT F-3370(1)0. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, SAID POINT IS 371.36 FEET NORTH 88D41'47" WEST (DEED = WEST 371.25 FEET) ALONG THE SECTION LINE (ESTABLISHED FROM THE SOUTHEAST CORNER OF SAID SECTION 33 TO THE WEBER COUNTY SOUTH QUARTER CORNER OF SAID SECTION 33) AND 551.19 FEET NORTH 01D18'15" EAST (DEED = NORTH 552.75 FEET) FROM THE SOUTHEAST CORNER OF SAID SECTION 33; AND RUNNING THENCE SOUTH 01D18'15" WEST (DEED = SOUTH) 10.43 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 49.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF 1975 NORTH STREET OF SAID PROJECT AT ENGINEER STATION 19+07.27; THENCE NORTH 88D29'24" WEST 234.20 FEET PARALLEL WITH SAID CONTROL LINE TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00D14'36" EAST (DEED = NORTH 00D33'00" WEST) 9.59 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 88D41'47" EAST (DEED = EAST) 234.38 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,345 SQUARE FEET OR 0.054 ACRE, ALL OF WHICH IS NOW OCCUPIED BY THE EXISTING 1975 NORTH STREET RIGHT OF WAY. BALANCE 0 SQUARE FEET OR 0.000 ACRE. (NOTE: ALL BEARINGS ARE PROJECT BEARINGS AT NAD83 WITH DEED BEARINGS AS NOTED.) (E#3414919) LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT, SITUATE IN THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN WEBER COUNTY, UTAH, INCIDENT TO IMPROVEMENTS TO 3600 WEST STREET AND 1975 NORTH STREET KNOWN AS PROJECT F-3370(1)0. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT, SAID POINT IS 371.36 FEET NORTH 88D41'47" WEST (DEED = WEST 371.25 FEET) ALONG THE SECTION LINE (ESTABLISHED FROM THE SOUTHEAST CORNER OF SAID SECTION 33 TO THE WEBER COUNTY SOUTH QUARTER CORNER OF SAID SECTION 33) AND 551.19 FEET NORTH 01D18'15" EAST (DEED = NORTH 552.75 FEET) AND 359.40 FEET NORTH 88D26'50" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 33; AND RUNNING THENCE SOUTH 00D14'36" WEST (DEED = SOUTH 00D33'00" EAST) 10.70 FEET ALONG AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 49.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF 1975 NORTH STREET OF SAID PROJECT AT ENGINEER STATION 15+48.07; THENCE NORTH 88D29'24" WEST 432.80 FEET PARALLEL WITH SAID CONTROL LINE TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 01D18'13" EAST (DEED = NORTH) 9.14 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A NORTHWEST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 88D41'47" EAST (DEED = EAST) 432.60 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,292 SQUARE FEET OR 0.099 ACRE, ALL OF WHICH IS NOW OCCUPIED BY THE EXISTING 1975 NORTH STREET RIGHT OF WAY. BALANCE 0 SQUARE FEET OR 0.000 ACRE.



August 3, 2026

Dear Property Owner:

This letter is to advise you that the Planning Commission of Plain City will hold a public hearing on Thursday, August 13, 2026 which meeting shall begin promptly at 7:00 p.m. in the Council Chambers at Plain City Hall, 4160 West 2200 North. The hearing will be accessible via ZOOM and its purpose is to receive public comment on rezoning property owned by R&K Properties located approx. 3600 W 1975 N, Parcels-19-035-0026,19-035-0017,15-010-0003,15-010-0004. The Petitioner has proposed that the properties be rezoned from RE-20 zone to RE-15 zone. Interested persons are invited to appear at the public hearing or to file written comments with the City Recorder at the same address.

This letter is being sent to you because, according to our records, you own property within 500 feet of the property proposed for rezoning.

Sincerely,

Tammy Folkman
Land Use Specialist

Join Zoom Meeting

<https://us02web.zoom.us/j/89664809491>

Meeting ID: 896 6480 9491

One tap mobile

+17193594580,,89664809491# US

+12532050468,,89664809491# US

RE-20 is 20,000 square feet

RE-15 is 15,000 square feet

S.E. 1/4
SECTION 33, T.7N.,2W.,S.L.B.&M.

35-2

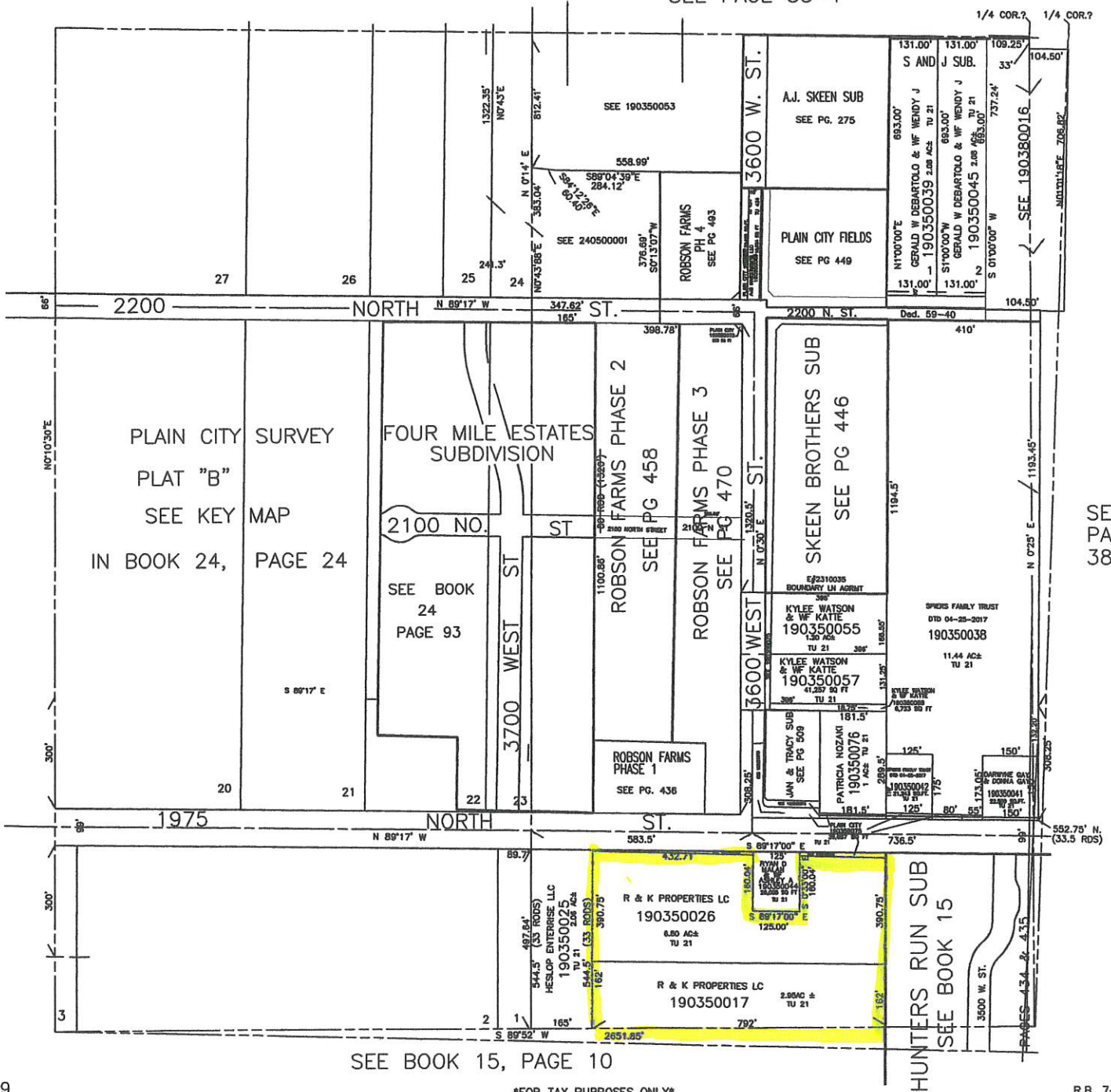
TAXING UNIT: 21,434

IN PLAIN CITY DISTRICT & PLAIN CITY

SCALE 1" = 200'

PREFIX : 19-035

SEE PAGE 35-1



N.E. 1/4

10

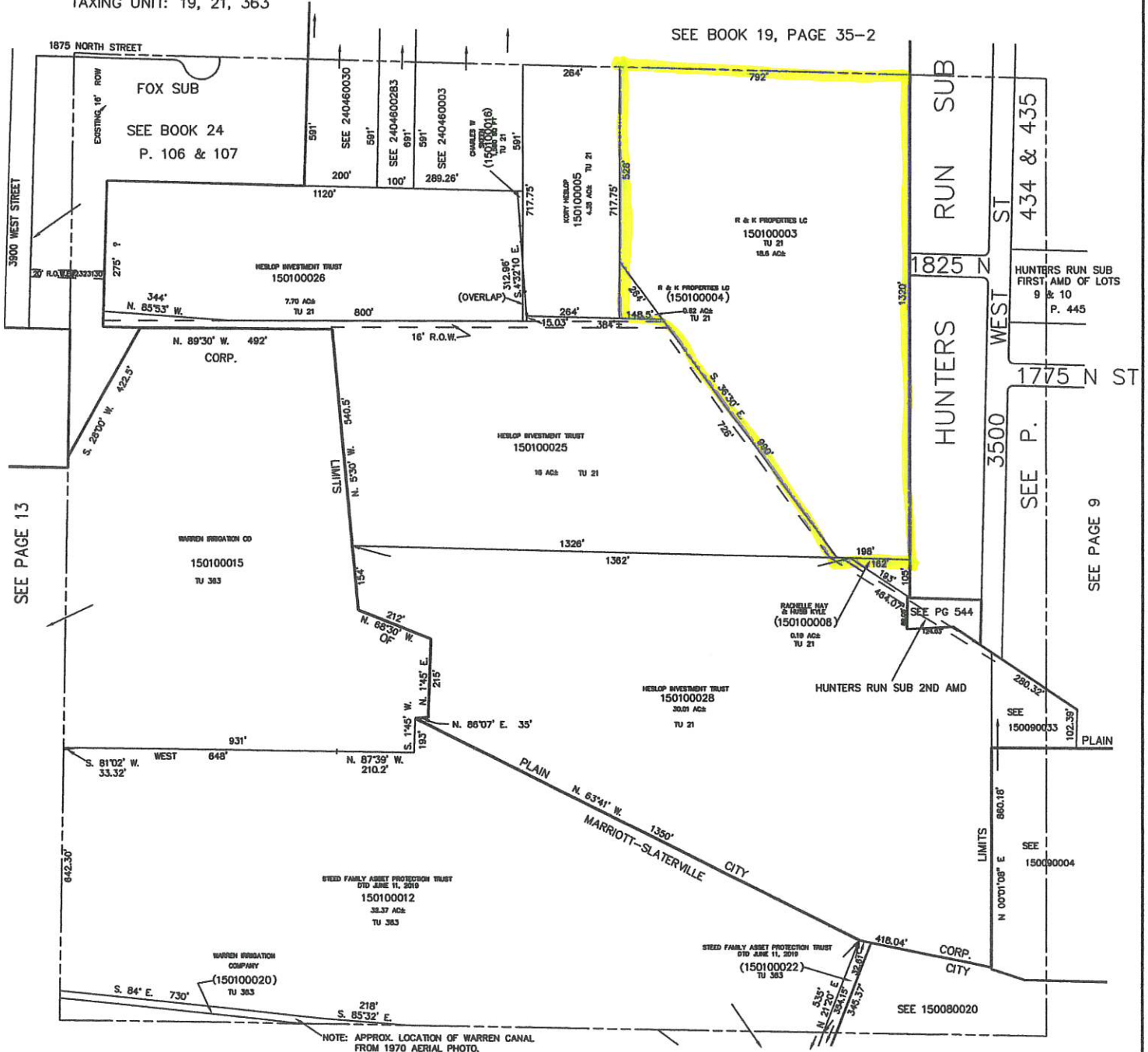
SECTION 4, T.6 N., R.2 W., S.L.B. & M.

IN PLAIN CITY, MARIOTT-SLATERVILLE CITY & WEBER COUNTY

SCALE 1" = 200'

TAXING UNIT: 19, 21, 363

SEE BOOK 19, PAGE 35-2



SEE PAGE 13

SEE PAGE 9

SEE PAGE 11

FOR TAX PURPOSES ONLY

JCF 9-91