



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

[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 Hirsch (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:

Matthew Hirsch
Applicant/Agent

July 29, 2026
Date

Subscribed and sworn to before me:

Diane W Hirschi
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 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

**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)
) ss
County of Weber)

On this 29th day of July, in the year 2026, before me Stacy Adams, a notary public, personally appeared Math 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.



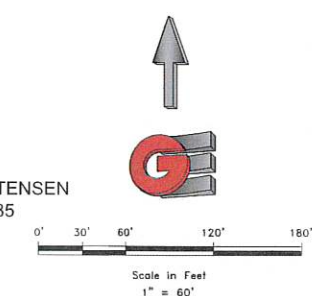
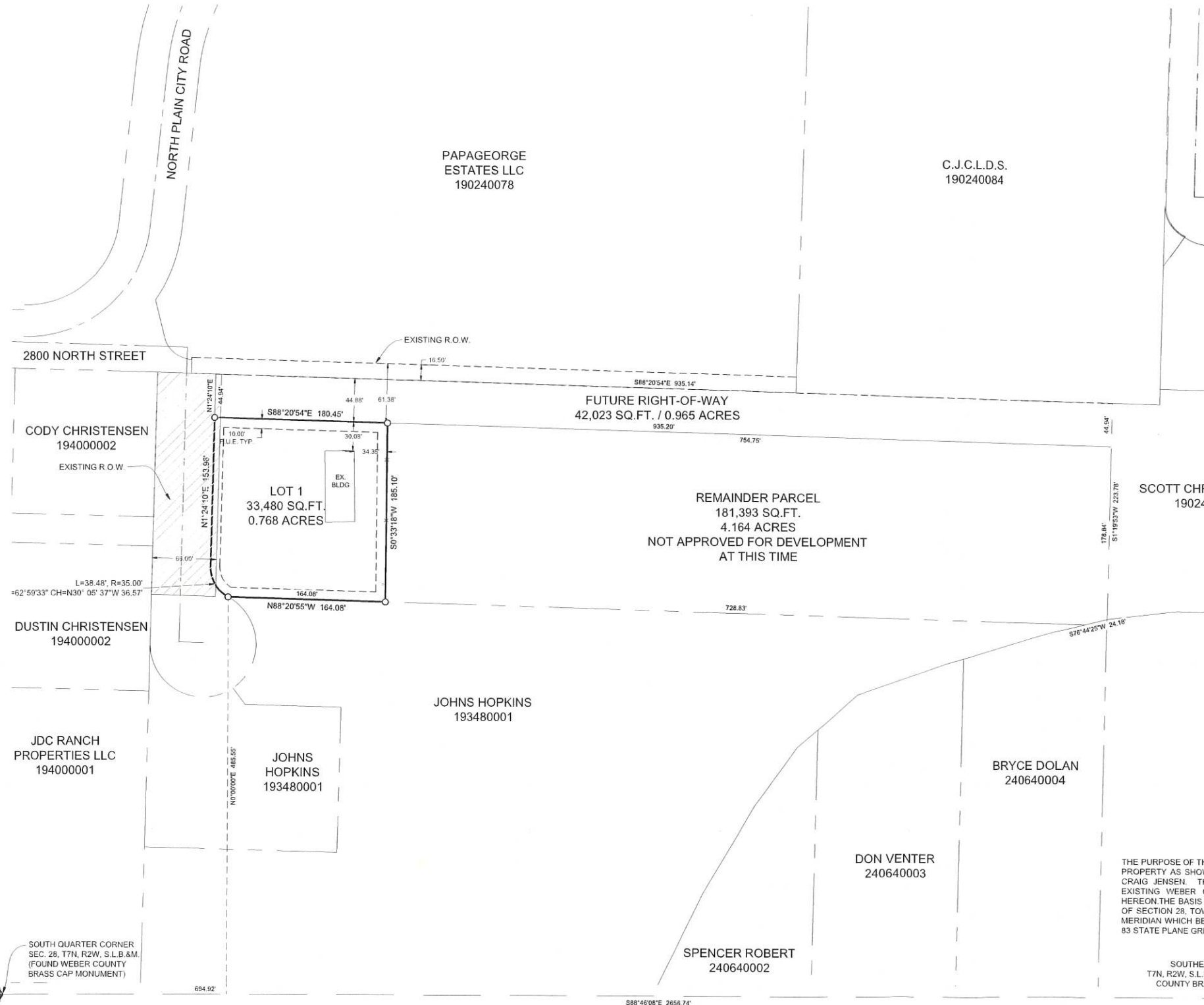
Notary Public: [Signature]

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: _____

BLUE GRASS ESTATES 1ST AMENDMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
JULY 2026



- LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION AMENDMENT OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CRAIG JENSEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°46'08" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BLUE GRASS ESTATES BEING LOCATED SOUTH 88°46'08" EAST 694.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 485.55 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 3800 WEST STREET THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT 38.48 FEET, HAVING A CENTRAL ANGLE OF 62°59'33" CHORD BEARS NORTH 30°05'37" WEST 36.57 FEET; (2) NORTH 01°24'10" EAST 153.96 FEET; THENCE SOUTH 88°20'54" EAST 180.45 FEET; THENCE SOUTH 00°33'18" WEST 185.10 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE NORTH 88°20'55" WEST 164.08 FEET TO THE POINT OF BEGINNING. CONTAINING 33,480 SQUARE FEET.

REMAINDER PARCEL BOUNDARY DESCRIPTION
(NOT APPROVED FOR DEVELOPMENT AT THIS TIME)

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT ON THE SOUTH LINE OF LOT 1 BLUE GRASS ESTATES BEING LOCATED SOUTH 88°46'08" EAST 694.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 485.55 FEET AND SOUTH 88°20'55" EAST 164.08 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE NORTH 00°33'18" EAST 185.10 FEET; THENCE NORTH 88°20'54" WEST 180.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3800 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°24'10" EAST 44.94 FEET TO THE SOUTH LINE OF AND EXISTING RIGHT-OF-WAY; THENCE ALONG THE SOUTH LINE OF SAID EXISTING RIGHT-OF-WAY AND ITS EXTENSION SOUTH 88°20'54" EAST 935.14 FEET; THENCE SOUTH 01°19'53" WEST 223.78 FEET; THENCE SOUTH 76°44'25" WEST 24.18 FEET; THENCE NORTH 88°20'55" WEST 728.83 FEET TO THE POINT OF BEGINNING. CONTAINING 4.164 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BLUE GRASS ESTATES 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2026.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT.

BLUE GRASS ESTATES 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2026.

DEEP ROOTS INVESTMENTS LLC

BY: CRAIG JENSEN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 20____, personally appeared before me CRAIG JENSEN (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ (TITLE) of DEEP ROOTS INVESTMENTS LLC (CORP/TRUST), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ (SIGNER) acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

PLAIN CITY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF BLUEGRASS ESTATES 1ST AMENDMENT AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

PLAIN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

PLAIN CITY APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

PLAIN CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2026.

NAME/TITLE ATTEST: CITY RECORDER CHAIRMAN, PLAIN CITY PLANNING COMMISSION

DEVELOPER: CRAIG JENSEN 3800 WEST 2800 NORTH PLAIN CITY, UTAH 801-698-7180

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066