



Plain City Corporation
4160 W 2200 N
Plain City, UT 84404
Telephone (801) 731-4908

PLAIN CITY PLANNING COMMISSION

DATE: SEPTEMBER 24, 2026

APPLICATION: BLUEGRASS ESTATES 2ND AMENDMENT (SUBDIVISION AMENDMENT)

Executive Summary

- Applicant: Deep Roots Investments LLC / Craig Jensen
- Location: Approximately 2800 North / 3800 West
- Action: Review the revised subdivision amendment application and formulate a recommendation concerning the applicant-requested relief from applicable street-improvement requirements. The ROW dedication and construction timing are separate issues.

Procedural history

- August 13: The Commission approved the initial application, but its motion left uncertainty regarding street improvements and a deferral agreement.
- August 20: Council returned the matter for a Commission recommendation if relief was contemplated.
- August 27: The Commission tabled consideration at the applicant's request.
- September 8 engineering direction:
Retitle the plat "Bluegrass Estates 2nd Amendment" and reflect the previously recorded first amendment.
Replace the "Remainder Parcel" designation with "Lot 4."
Show 30-foot ROW along the north boundary: approximately 181 feet adjacent to Lot 1, plus 100 additional feet to provide Lot 4 frontage; adjust lot boundaries accordingly.
Dedicate that 30-foot ROW upon application approval; the engineer recommends against deferring dedication.
Correct 3800 West ROW depiction from 66 feet to the previously dedicated 60 feet.
The engineer says street-improvement deferral may be considered, but recommends construction along the 30-foot ROW and Lot 1's west boundary to City standards.
- By September 16: The applicant provided a new subdivision amendment application, revised plat, engineering response, deferral application, and a signed deferral agreement.

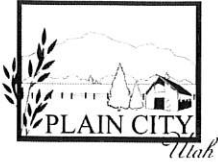
Decision framework

The prior remainder-parcel designation does not itself exempt otherwise applicable subdivision requirements; the engineer now directs that the parcel be labeled Lot 4. For existing street frontage, City Code 11-5-3(A)(1)(b) provides for Council to "otherwise provide" after a Planning Commission recommendation. The City Engineer recommends dedication of the identified 30-foot right-of-way upon application approval. The proposed deferral of street improvements should be considered separately from the right-of-way dedication requirement.

Requested Planning Commission consideration

- Review the corrected application and plat;
- confirm engineering revisions and dedication documentation;
- examine the signed deferral agreement's precise scope and approval status;
- make a clear recommendation to Council on any proposed relief from full street improvements.

NOTE: The applicant has submitted a signed deferral agreement for consideration. Any deferral of required street improvements remains subject to the applicable City approval process.



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PLAIN CITY PLANNING COMMISSION

STAFF REPORT— UPDATED STAFF MEMORANDUM

Applicant: Deep Roots Investments LLC/Craig Jensen

Application: Bluegrass Estates 2nd Amendment (Subdivision Amendment)

Location: approximately 2800 N 3800 W, Plain City, UT/PID: 191540001

Meeting Date: September 24, 2026

Prepared By: Planning Staff

Action Requested: Recommendation to City Council regarding deferral of street improvements to required dedicated right-of-way

Purpose

This memorandum updates, and should be read together with, the August 27, 2026 Planning Commission staff report reproduced unchanged and included in the staff report. The update indicates where subsequent engineering comments or applicant submissions change the application's proposed configuration.

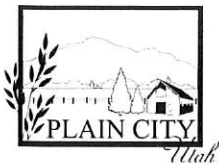
Procedural history and applicant coordination

Initial inquiry and August 13th Planning Commission: The applicant contacted City staff seeking a property adjustment and indicated that a buyer wished to close by the end of the month. City staff placed the matter on the earliest available Planning Commission agenda, August 13th. The initial application was processed as a new subdivision; Please note that City staff subsequently identified that a subdivision amendment application was the appropriate application type because the subject property was already recorded as part of an existing subdivision.

August 13th Planning Commission action: The applicant objected to right-of-way dedication, construction of streets to City standards, and a deferral agreement. The Planning Commission voted to approve the application. City staff subsequently identified ambiguity in the motion concerning whether street improvements or a deferral agreement remained required.

August 20th Council referral: At its regular meeting, the Mayor and City Council voted to return the matter to the Planning Commission for consideration of a recommendation concerning relief from applicable street-improvement requirements, rather than treating the Commission's prior action as a final determination of such relief. The Council referral did not itself determine whether relief should be granted.

August 24th applicant meeting: When the applicant came to City Hall to retrieve the mylar plat for recording, City staff advised that the application had been returned to the Planning Commission. In a subsequent meeting on August 24th with the Mayor, City Planner, Public Works Director, and City Recorder, the applicant emphasized that the proposal amended an existing



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subdivision; City staff recognized the need to correct the application type and explained the anticipated Planning Commission recommendation/Council consideration process for relief from applicable street improvements.

August 27th Commission meeting: City staff prepared and presented the attached August 27th report addressing the applicant's objections and the relevant ordinance provisions. The applicant objected to reconsideration and requested that the Commission table the item; the Planning Commission supported the applicant's request and voted accordingly with no final recommendation on relief determined at this meeting.

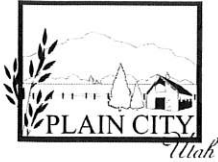
Subsequent coordination and September 16 submissions: City representatives, including the Mayor, City Attorney, Public Works Director, City Clerk, City Recorder, and City Planner, met with the applicant and the applicant's legal counsel. The applicant and counsel raised concerns about procedural delay and claimed potential impacts on the proposed sale. *(Please note that these are their stated concerns, not findings by City staff regarding liability or damages.)* After further coordination, City staff communicated four requested submittals to be completed by the applicant by a mandated deadline of September 15th in order to sufficiently give City staff enough time to place the application on the September 24th Planning Commission agenda:

- a subdivision amendment application,
- a deferral-agreement application,
- a response to the revised engineering comments, and
- an amended plat addressing those comments.

This request and attached items were sent to the applicant on September 8th. The applicant submitted the revised application materials and signed deferral agreement by September 16, 2026, for consideration at the September 24 Planning Commission meeting.

Developments since the August 27th Planning Commission meeting

- Following additional coordination with the applicant, City Engineer Brad C. Jensen, P.E., issued a final plat-review memorandum dated September 8, 2026. Its seven comments specify the corrected subdivision-amendment plat, ROW dedication, and street-improvement treatment described below.
- The engineer reports that the original Bluegrass Estates plat was previously amended; accordingly, the corrected plat should be titled "Bluegrass Estates 2nd Amendment" and reflect the first amendment.
- The engineer directs removal of the "Remainder Parcel" label and identification of the residual property as Lot 4. Accordingly, the remainder-parcel debate in the August 27



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report is superseded as a description of the proposed revised configuration, subject to verification of the actual submitted plat.

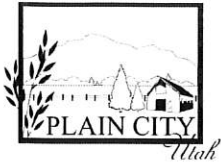
- The engineer specifies a 30-foot-wide right-of-way along the north subdivision boundary: approximately 181 feet east from the northwest corner, adjacent to Lot 1, plus an additional approximately 100 feet to provide Lot 4 frontage. The north lot boundaries are to be adjusted accordingly.
- The engineer recommends that dedication of this 30-foot ROW NOT be deferred and occur immediately upon application approval. He also directs correction of the 3800 West ROW notation from 66 feet to the previously dedicated 60 feet, with Lot 1's west boundary aligned to that dedication.
- The engineer considers deferral of required street improvements appropriate for consideration but recommends construction to City standards along the 30-foot ROW and the west boundary of Lot 1. This is a recommendation to construct, not a finding that a deferral has been approved.

Updated analysis

Right-of-way dedication and street construction must be evaluated separately. The engineer's recommendation is immediate dedication of the identified 30-foot corridor, while the timing of physical improvements remains an issue for decision. City Code *11-5-3(C)(2)* addresses improvement and dedication where a subdivision borders a narrow street or adopted plans or standards contemplate widening or realignment requiring subdivision land. City Code *11-5-3(A)(1)(b)* establishes full improvement for applicable existing street frontage unless City Council otherwise provides after a Planning Commission recommendation. The City Engineer recommends dedication of the identified 30-foot right-of-way upon application approval.

The original "remainder parcel" analysis remains in the attached August 27 report as historical context, but should not be treated as the current proposed plat treatment if the applicant's revised plat implements the engineer's direction to label the parcel Lot 4. Lot 4 frontage is expressly addressed by the additional 100 feet of proposed 30-foot ROW. The revised plat identifies the property previously labeled 'Remainder Parcel' as Lot 4, consistent with the City Engineer's September 8 comments.

The applicant has submitted a signed deferral agreement to City staff by September 16th requesting relief from the City Code requirements to improve the ROW dedication to City street construction standards. The signed deferral agreement is included in the staff report.



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Current question for the Commission

The September 24th item follows the August 27th tabling and concerns the corrected subdivision amendment and any recommendation on relief from otherwise-applicable street construction requirements. The engineer recommends immediate dedication of the specified 30-foot ROW, while recognizing that deferral of physical improvements may be considered. The Planning Commission is asked to consider the proposed deferral of street improvements separately from the plat and right-of-way dedication requirements and forward its recommendation to the City Council.

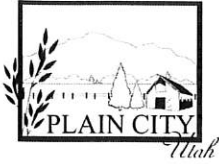
Recommended Planning Commission consideration

City staff recommends that the Planning Commission consider the following when evaluating the applicant's subdivision amendment application request:

- 1) Review the revised subdivision amendment materials and City Engineer's comments.
- 2) Consider whether to recommend relief from the applicable street-improvement requirements.
- 3) If recommending relief, forward the recommendation and proposed deferral agreement to the City Council for consideration.

Recommended Motion:

"I move that the Planning Commission recommend that the City Council approve a deferral of the required street improvements associated with the Bluegrass Estates 2nd Amendment, subject to the terms of the deferral agreement and completion of the applicable plat and right-of-way dedication requirements identified by the City Engineer."



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PLAIN CITY PLANNING COMMISSION

STAFF REPORT

Applicant: Deep Roots Investments LLC/Craig Jensen

Application: Bluegrass Estates Subdivision Amendment

Location: approximately 2800 N 3800 W, Plain City, UT/PID: 191540001

Meeting Date: August 27, 2026

Prepared By: Planning Staff

Action Requested: Recommendation to City Council regarding street improvements and right-of-way

PURPOSE

The purpose of this item is to reconsider the street improvement and right-of-way requirements associated with the proposed **Bluegrass Estates Subdivision Amendment** and to provide a recommendation to the City Council consistent with the process established by Plain City Code.

On August 13, 2026, the Planning Commission previously approved the subdivision amendment without requiring full improvement of the affected street frontage and without forwarding a recommendation regarding a deferral, waiver, or other alternative to the City Council.

Following that action, the Mayor and City Council voted to return the matter to the Planning Commission for additional consideration and a recommendation regarding the applicable street improvement and right-of-way requirements at the City Council meeting held on August 20, 2026.

This referral is intended to ensure that the application is considered through the process established by Title 11 and should not be interpreted as directing the Planning Commission toward a predetermined recommendation.

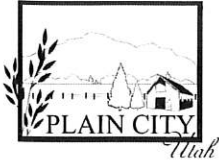
BACKGROUND

The applicant proposes to amend the existing Bluegrass Estates subdivision by dividing an approximately **five-acre parcel into two lots**, consisting of approximately $\frac{3}{4}$ acre and **4.25 acres**, respectively.

The applicant has characterized the application as a subdivision amendment rather than a new subdivision. City staff agrees that the application is procedurally a subdivision amendment. However, the proposed amendment changes an existing lot configuration and creates an additional lot.

Plain City Code 11-2-10 addresses the resubdivision of previously approved or recorded subdivision plats. Where such a change affects, among other things, a lot line, the Code provides that the affected parcel is subject to the procedures, rules, and regulations applicable to a subdivision.

Accordingly, City staff does not interpret the application's status as a subdivision amendment as independently exempting the proposed lot division from otherwise applicable subdivision requirements.



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The property is adjacent to the 2800 North corridor. The applicant's submitted plat identifies a portion of the property along this corridor as **"Future ROW."** Additionally, 2800 North is identified within the City's adopted transportation planning documents.

Questions have arisen regarding:

1. The present legal status of the existing dirt roadway along 2800 North;
2. The applicability of the City's existing street improvement requirements;
3. Preservation or dedication of future right-of-way;
4. The authority to approve a deferral, modification, or waiver of required street improvements;
and
5. Whether comparable neighboring properties have previously been subject to similar requirements.

APPLICABLE CITY CODE

Plain City Code 11-5-3-A-1-b – Existing Street Frontage

Plain City Code provides that where an area being laid out and platted utilizes existing street frontage, the street:

"...shall be fully improved as required by the public works standards unless otherwise provided for by the City Council after a recommendation from the Planning Commission."

This provision establishes full improvement to applicable Public Works standards as the default requirement where the provision applies.

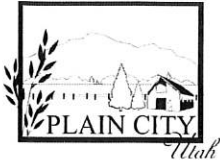
Importantly, the Code also establishes a process for considering an alternative to immediate full improvement. The Planning Commission provides a **recommendation**, while the authority to "otherwise provide" for the requirement is assigned to the **City Council**.

Plain City Code 11-5-3-A-3 – Street Planning and Connectivity

Title 11 additionally requires subdivision streets to be integrated with the City's existing and proposed system of thoroughfares and dedicated rights-of-way established by the City's official map and/or General Plan and, where applicable, to conform to the City's adopted street planning standards.

These provisions require the City to consider not only existing roadway conditions, but also the relationship between a proposed subdivision and the City's planned transportation network.

Plain City Code 11-5-3-C-2 – Widening and Realignment of Existing Streets



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Title 11 separately addresses circumstances in which a subdivision borders an existing narrow street or where the **General Plan, official map, zoning setback regulations, or Public Works standards** identify planned street widening or realignment requiring use of subdivision property.

Where applicable, this provision requires the necessary area to be addressed as part of subdivision development.

APPLICANT'S POSITION

The applicant met with the Mayor and City staff on August 24, 2026, to discuss the City Council's motion to return the application to the Planning Commission for a recommendation motion for a deferral, modification, or waiver to the City Council for approval. During this meeting, the applicant raised several concerns regarding the City's proposed treatment of the property.

1. Existing Dirt Road

The applicant has stated that the existing dirt roadway is private property and does not constitute an improved public street.

City staff recognizes that the precise legal status of the existing roadway is relevant to determining the applicability of certain provisions of 11-5-3, particularly 11-5-3-A-1-b.

The Public Works Director has advised City staff that the roadway may be subject to an existing prescriptive easement. The precise legal status, location, and width of any such easement should be independently verified through appropriate title, recording, survey, and/or legal documentation before being treated as an established fact.

However, the ultimate determination regarding whether the existing dirt roadway constitutes a public street or public easement does not independently resolve the separate issue of the **future transportation corridor and right-of-way** identified through the City's adopted Transportation Plan.

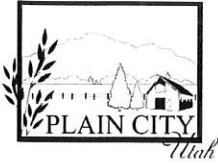
2. Timing of Future Road Construction

The applicant has questioned why right-of-way should be addressed through the present application when the City does not currently anticipate constructing the ultimate roadway in the immediate future.

City staff recognizes the distinction between **preserving or dedicating necessary right-of-way** and **constructing physical street improvements**.

The City's subdivision regulations contemplate planning for both existing and proposed transportation facilities. Accordingly, the absence of immediate plans to construct the ultimate roadway does not necessarily eliminate the City's responsibility to evaluate future right-of-way needs when property is subdivided.

The applicant's own submitted plat identifies the affected area as **"Future Right-of-Way"**.



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The timing of physical construction may therefore be considered separately from whether the subdivision should preserve or provide the right-of-way necessary for implementation of the City's adopted transportation plans.

3. Subdivision Amendment

The applicant has stated that the present application is an amendment rather than a new subdivision.

City staff agrees that the application is procedurally a subdivision amendment. Nevertheless, the proposal divides an existing approximately five-acre lot into two separate lots.

Plain City Code 11-2-12-A-4 provides that changes to an approved or recorded plat affecting a lot line are subject to the procedures, rules, and regulations applicable to a subdivision.

Accordingly, City staff does not interpret the application's status as an amendment as independently exempting the application from applicable subdivision street, access, or right-of-way requirements.

4. Treatment of Neighboring Properties

The applicant has expressed concern that neighboring properties were not required to provide similar right-of-way or street improvements and has specifically identified the **Cody Christensen Estates** property as a comparator.

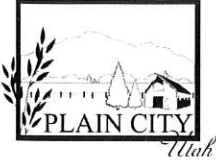
City staff has confirmed that the Cody Christensen Estates is a recorded subdivision containing property along the same general 2800 North corridor.

However, City staff has not yet completed verification of the circumstances surrounding that subdivision's approval, including:

- the right-of-way existing at the time of approval;
- whether additional right-of-way was dedicated or reserved;
- whether frontage improvements were required;
- whether any improvements were deferred or waived;
- which City body approved any such relief; and
- whether the same or materially similar City Code and transportation planning requirements applied at the time.

City staff therefore recommends that conclusions regarding disparate treatment not be made until the relevant recorded plats and approval history have been reviewed.

The identification of a prior approval with different requirements would also not, standing alone, determine the requirements applicable to the present application. Differences in applicable ordinances, transportation plans, existing right-of-way, development impacts, or other material circumstances may warrant different treatment. Any prior inconsistent administration of City Code should be reviewed with the City Attorney rather than automatically repeated.



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STAFF ANALYSIS

1. Planning Commission and City Council Authority

Section 11-5-3-A-1-b establishes full street improvement as the default requirement where the provision applies and provides that the City Council may “otherwise provide” for that requirement **after a recommendation from the Planning Commission**.

City staff interprets this language as establishing separate roles:

Planning Commission: Determine whether the application complies with applicable subdivision requirements and, where relief from the full-improvement requirement may be warranted, make a recommendation to the City Council.

City Council: Determine whether to authorize an alternative to the full-improvement requirement pursuant to 11-5-3-A-1-b.

The Planning Commission's previous determination that the roadway was unlikely to be constructed may constitute a legitimate consideration; however, under 11-5-3-A-1-b, such a determination is appropriately presented as a **recommendation to the City Council** when it would result in relief from the otherwise-applicable full-improvement requirement.

Accordingly, the City Council's referral provides the Planning Commission an opportunity to make the recommendation contemplated by the ordinance.

2. Right-of-Way and Construction Are Separate Issues

City staff recommends that the Commission distinguish between two related but separate requirements:

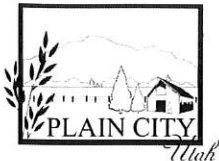
A. Right-of-Way: The right-of-way identified through the City's technical review and applicable transportation planning should be addressed as part of the subdivision amendment. The timing of physical street construction does not, by itself, determine whether applicable right-of-way requirements be satisfied.

B. Street Improvements: The City Engineer and Public Works Director have identified the applicable street improvement requirements through their technical review of the application. The issue before the Planning Commission is whether to recommend compliance with those requirements or, if the Commission determines that immediate construction is not warranted, recommend a deferral, modification, waiver, or other alternative to the City Council pursuant to City Code 11-5-3-A-1-b.

3. Deferral, Modification, or Waiver

City staff recommends distinguishing among three forms of potential relief:

Deferral: The improvement remains required, but construction occurs at a later time or upon an identified triggering event.



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Modification: The improvement remains required, but the City authorizes an alternative to the otherwise-applicable improvement standard.

Waiver: The City determines that some or all of the otherwise-required improvement will not be required.

Where 11-5-3-A-1-b applies, City staff interprets the authority to approve such relief from the full-improvement requirement as resting with the City Council following a recommendation from the Planning Commission.

REASON FOR CITY COUNCIL REFERRAL

The City Council's referral of Bluegrass Estates to the Planning Commission is intended to ensure that the street improvement and right-of-way issues are evaluated through the process established by Plain City Code.

The referral does not require the Planning Commission to reverse its previous substantive conclusion that immediate construction of the roadway may be unnecessary.

Rather, the Planning Commission is being asked to determine whether it recommends:

1. Full compliance with applicable Public Works street improvement standards; or
2. A deferral, modification, waiver, or other alternative for consideration by the City Council.

STAFF RECOMMENDATION

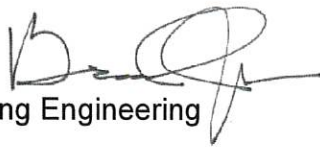
Staff recommends that the Planning Commission:

1. Recognize the Bluegrass Estates application as a subdivision amendment creating an additional lot and consider the application pursuant to the applicable subdivision requirements of Title 11.
2. Consider the street and right-of-way requirements identified through the City's technical review, including the relationship of the property to the planned 2800 North transportation corridor and applicable Public Works Standards.
3. Determine whether to recommend full compliance with the applicable street-improvement requirements or recommend a deferral, modification, waiver, or other alternative to the City Council pursuant to Plain City Code 11-5-3-A-1-b.
4. Forward the Planning Commission's recommendation to the City Council for consideration pursuant to 11-5-3-A-1-b.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: September 18, 2026

Subject: Bluegrass Estates 2nd Amendment, Plan Review

Following a review of the revised plans for the subject development, it appears the engineering and surveying issues previously identified have been addressed. If you have questions or require additional information regarding any of the items listed above, 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

A handwritten signature in black ink, appearing to be 'B. Jensen', is written over the name 'Brad C. Jensen, P.E.' in the 'From' field.

Date: September 8, 2026

Subject: **Bluegrass Estates 1st Amendment, Plat Review (final)**

Following a meeting between the Developer and members of the Plain City Staff. The purpose of the meeting was to discuss several issues regarding the subject development. This memorandum is a summary of concerns from each of the staff members present at the meeting:

1. A new application for a Subdivision Amendment will be required with a corrected plat.
2. According to information provided by the Weber County Recorder's Office, the original Bluegrass Estates Subdivision Plat had previously been amended. Consequently, the title of this plat, should be *Bluegrass Estates 2nd Amendment*. The submitted plat should then be revised to reflect the changes depicted by the first amendment.
3. The label of "Remainder Parcel" should be eliminated, the parcel should be re-labeled as Lot 4.
4. A 30-foot wide right-of-way should be shown along the north property line of the Subdivision. It should extend easterly from the northwesterly corner of the subdivision along the north subdivision boundary (Adjacent to Lot 1) for approximately 181-feet to a point that is adjacent to the northeast corner of Lot 1. It should then continue east for an additional 100-feet. The 100-foot portion of the right-of-way will provide frontage for Lot 4 and prevent the lot from being non-conforming. Once the right-of-way has been located as described, the north boundaries of Lots 1 and 4 can be adjusted accordingly.
5. We recommend the dedication of the 30-foot right-of-way indicated in Item 4 not be deferred and should occur immediately upon application approval.
6. The dimension on the submitted plat depicting a 66-foot wide right-of-way on 3800 West Street should be eliminated. The dimension of the previously dedicated right-of-way should be shown as a 60-foot right-of-way. The location of the west property line of Lot 1, should agree with the previously dedicated right-of-way line.

7. Although consideration of a deferment of the required street improvements is appropriate, we recommend the required street improvements along the 30-foot right-of-way and along the west boundary of Lot 1 be constructed in accordance with City Standards.

If you have questions or require additional information regarding any of the items listed above, 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: 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:

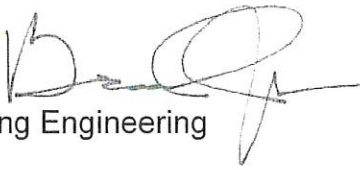
1. By splitting Lot 1 of Bluegrass Estates into 2 parcels, the Developer is essentially creating a subdivision. Consequently, the City will require street improvements on the north and west sides of Lot 1.
2. The portion of the property directly north of Lot 1 that is part of the "Future Right-of-Way" 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.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: September 8, 2026

Subject: **Bluegrass Estates 1st Amendment, Plat Review (final)**

Following a meeting between the Developer and members of the Plain City Staff. The purpose of the meeting was to discuss several issues regarding the subject development. This memorandum is a summary of concerns from each of the staff members present at the meeting:

1. A new application for a Subdivision Amendment will be required with a corrected plat. **CLIENT TO FILL OUT APPLICATION**
2. According to information provided by the Weber County Recorder's Office, the original Bluegrass Estates Subdivision Plat had previously been amended. Consequently, the title of this plat, should be *Bluegrass Estates 2nd Amendment*. The submitted plat should then be revised to reflect the changes depicted by the first amendment. **PLAT NAME CHANGED TO "2ND AMENDMENT"**
3. The label of "Remainder Parcel" should be eliminated, the parcel should be re-labeled as Lot 4. **REMAINDER PARCEL RENAMED TO LOT 4**
4. A 30-foot wide right-of-way should be shown along the north property line of the Subdivision. It should extend easterly from the northwesterly corner of the subdivision along the north subdivision boundary (Adjacent to Lot 1) for approximately 181-feet to a point that is adjacent to the northeast corner of Lot 1. It should then continue east for an additional 100-feet. The 100-foot portion of the right-of-way will provide frontage for Lot 4 and prevent the lot from being non-conforming. Once the right-of-way has been located as described, the north boundaries of Lots 1 and 4 can be adjusted accordingly.
RIGHT-OF-WAY CHANGED AND DEDICATED AS REQUESTED
5. We recommend the dedication of the 30-foot right-of-way indicated in Item 4 not be deferred and should occur immediately upon application approval.
RIGHT-OF-WAY CHANGED AND DEDICATED AS REQUESTED
6. The dimension on the submitted plat depicting a 66-foot wide right-of-way on 3800 West Street should be eliminated. The dimension of the previously dedicated right-of-way should be shown as a 60-foot right-of-way. The location of the west property line of Lot 1, should agree with the previously dedicated right-of-way line.
RIGHT-OF-WAY CHANGED TO 60 FEET AND LOT 1 ADJUSTED ACCORDINGLY

7. Although consideration of a deferment of the required street improvements is appropriate, we recommend the required street improvements along the 30-foot right-of-way and along the west boundary of Lot 1 be constructed in accordance with City Standards.

NOT A DRAFTING/PLAT CONCERN

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

AMENDMENT TO SUBDIVISION

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

Subdivision Name: Blue Grass Estates Subdivision 2nd Ammdement
Address of Subdivision: Approximatley 2800 N 3800 W Plain City Utah
Current Zoning of Property: RE-20
County Tax Parcel Number: 191540001
Number of Units/Lots affected by Amendment: 2
Planning Commission Approval Date: _____
City Council Approval Date: _____



THIS BOX IS FOR OFFICIAL USE ONLY:

Date Received: _____

Receipt #: _____

Amount Paid: _____

Sud Amend Fee: _____

Number of Copies: _____

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

Owner Information

Name: Deep Roots Investments LLC (Craig Jensen)
Full Address: 3746 N 3900 W Ogden, UT 84404
Phone: 801-698-7180 Email: crjensen82@yahoo.com

Subdivider Information (If Applicable)

Name: _____
Full Address: _____
Phone: _____ Email: _____

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

A future masterplanned road extending 2800 north going east from 3800 West.

Improvements going south along 3800 West from 2800 North

Describe the Amendment to the Subdivision plat:

Dividing Lot 1 into 2 parcels by changing the boundries of lot 1 and creating new lot 4

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

Craig Jensen
Signature

9/15/2026
Date

10

AFFIDAVIT

PROPERTY OWNER

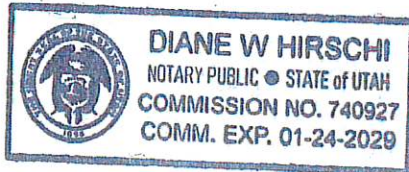
STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Craig Jensen, 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.

Craig Jensen
(Property Owner)

(Property Owner)

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



Diane W Hirschi
(Notary)
Residing in Weber County, Utah

My commission expires: Jan 24, 2029

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: _____

**PLAIN CITY
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE**

A. SERVICE (REVIEW) FEES

- | | |
|---------------------------------|---|
| 1. Subdivision Amendment Filing | \$200.00 |
| 2. Engineering | To be paid prior to the recording of the amended plat

Developer will be responsible for all engineering fees above those paid at filing. |
| 3. Planner Fees | Developer is responsible for all planner review fees incurred on behalf of the amendment to the subdivision. |
| 4. Legal Fees | Developer is responsible for all legal review fees incurred on behalf of the amendment to 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.***

Signature

Date

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 | \$200.00 |
| 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

PLAIN CITY AMENDED PLAT CHECKLIST

The following checklist is a summary of the requirements for an Amended Plat approval in Plain City. Detailed requirements are described in Title 11 of the Plain City Code, 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 and City Council.

- CJ 1. One (1) copy of an Amended Subdivision Application for Approval, application fees, and all require supporting documents defined in Title 11 of the Plain City Code.
- GE 2. Seven (7) 24"X36" black on white or blue on white prints of subdivision plat drawings. All drawings shall be of such quality and resolution that all detail in the drawing is readily discernable. The amended plat shall be prepared in ink by a licensed land surveyor or engineer of a convenient scale not more than one hundred feet to an inch (1" = 100'), and the sheets shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
- GE 3. One (1) 11"X17" reduced copy of the Original Plat **AND** Amended Plat.
- NA 4. Signed easements and/or agreements with adjacent property owners for necessary offsite facilities or other matters pertinent to the amendment of the subdivision, if not already submitted.
- ge 5. One digital copy of plat and construction drawings in required format.

Amended Plat Drawing Requirements:

- ☐ The plat shall be prepared and certification made as to its accuracy by a registered land surveyor licensed to do such work in the state of Utah. A workmanlike execution of the plat shall be made in every detail. A poorly-drawn or illegible plat is sufficient cause for its rejection.
- ☐ The drawing pages(s) shall show exterior boundary and property lines, right-of-way lines, streets, street islands, existing and new easements, all accurately dimensioned with bearings to the nearest one second and distances to the nearest one-hundredth (1/100) of a foot. The dimensions shall provide a minimum lot and boundary survey closure of 1:10,000.
- ☐ Permanent monuments, magnetically detectable, marked in accordance with Utah Code Section 17-23-17(5), shall be set for all the following:
 - a. All lot corners and exterior boundary corners.
 - b. Street centerline angle points, point of curvatures (PCs), point of tangency (PTs), intersecting street centerlines, and radius points for cul-de-sacs.
- ☐ In such cases where the placement of a required monument at its proper location is impractical, it is permissible to set a reference monument close by the point, and if such monument is set its location shall be properly shown on the plat of survey. When conditions warrant setting a monument on an offset, the location shall be selected so the monument lies on a line of the survey or on the prolongation of such line. Offsets should not be in fractional feet unless a physical obstruction affects their location. (Utah Council of Land Surveyors Model Standard of Practice for Boundary Surveys Section 6).
- ☐ The subdivision name approved by the planning commission, and the general location of the subdivision, in bold letters at the top of the sheet.
- ☐ A north point and scale of the drawing, and the date.
- ☐ Accurately drawn boundaries, showing the property bearings and dimensions of all boundary lines of the subdivision; properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.

- ❑ The address or name, width, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public; and the lines, dimensions, bearings and numbers of all lots. All proposed streets shall be numbered or named in accordance with the adopted addressing system of the city.
- ❑ The standard forms approved by the planning commission lettered for the following:
 - a. Description of land to be included in a subdivision.
 - b. Registered land surveyor's "certificate of survey".
 - c. Owner's dedication and acknowledgment.
 - d. Notary public's acknowledgment.
 - e. Certificate of approval by the planning commission.
 - f. Certificate of approval by the city engineer.
 - g. Certificate of approval by the city attorney.
 - h. Certificate of acceptance by the city council, attested by the city recorder.
- ❑ A three inch by three inch (3" x 3") space in the lower right hand corner of the drawing for county recording information.
- ❑ The location of property with respect to surrounding property and streets, the names of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
- ❑ The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
- ❑ The location of existing streets, easements, water bodies, streams and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, bridges, etc., as determined by the planning commission.
- ❑ The location, width and details of all existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights of way and building setback lines.
- ❑ The locations, dimensions and areas of all proposed or existing lots, illustrating their relationship to surrounding properties.
- ❑ The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.
- ❑ The name and address of the owner or owners of land to be laid out and platted, the name, address and phone number of the developer if other than the owner, and the name, address and phone number of the land surveyor or engineer.
- ❑ The date of the plat, approximate true north direction, scale and title of the subdivision.
- ❑ Sufficient data acceptable to the city engineer to readily determine the location, bearing and length of all lines, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at intervals of two feet (2'), five feet (5') or ten feet (10'), as determined by the city engineer.
- ❑ Name of the subdivision and name and number of all new streets.
- ❑ Indication of the use of any lot (single-family, two-family, multi-family, townhouse) and all uses other than residential as proposed by the developer.
- ❑ All lots consecutively numbered.
- ❑ Existing water supply and sanitary sewage systems.
- ❑ Detailed provisions for collecting and discharging surface water drainage.
- ❑ Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements as deemed necessary by the city engineer.
- ❑ Preliminary plats shall contain the following notations:
 - a. Explanation of drainage easements, if any.
 - b. Explanation of irrigation easements, if any.
 - c. Explanation of site easements, if any.
 - d. Explanation of reservations, if any.

Required Supporting Documents

- ___1. Any required agreements with adjacent property owners regarding boundaries, ditches, drainage, shared utilities, access, or other matters pertinent to subdivision approval.
- ___2. Any other information as may be useful or necessary for the meaningful review of the project. Additional information may be requested based upon the nature of the project or the size.

AMENDED SUBDIVISION REVIEW PROCESS

I. GENERAL REQUIREMENTS

An amendment to the subdivision plat approval will be reviewed by the Planning Commission and may be approved and if approved the City Council will review the amendment to the subdivision for approval, provided that all of the necessary submittal and timing requirements are met.

- a. Preliminary - A review of the feasibility of the project including, but not limited to conceptual design, identification of environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses(s) conformance with the City's General Plan and zoning, and a review of the engineering and design; and other legal requirements.

II. TIMING AND SCHEDULING

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

Note: The subdivision is not automatically scheduled to be reviewed by the City Council at the next meeting following the Planning Commission meeting. It will not be scheduled for the City Council until all changes have been corrected and submitted to the City.

Subdivisions Amendment Approval

- Complete Plat Submittal – at least 30 days prior to Planning Commission Meeting. (Note: This will result in the applicant being added to the Planning Commission's list of unscheduled items. This is done on a first come, first served basis. The Planning Commission may limit the number of items on an upcoming agenda).
- City Staff/Engineer Review and Response – **within 10 days following receipt of complete packet submittal.**
- Applicant additions/corrections back to City Staff – at least 10 days prior to Planning Commission Meeting.
- City Staff Report to Planning Commission – prior to Planning Commission Meeting.
- Applicant additions/corrections back to City Staff – at least 7 days prior to City Council Meeting.
- City Staff Report to City Council – prior to City Council Meeting.

Refer to Title 11 Subdivision Regulations of Plain City Municipal Code for additional details relating to the subdivision review and approval process.

COVENANT TO CONSTRUCT IMPROVEMENTS

I/WE, Deep Roots Investments LLC and _____
owner(s) of the hereinafter described real property located in PLAIN CITY, WEBER COUNTY, UTAH,
do hereby grant and convey unto PLAIN CITY (the "CITY"), a municipal corporation, a perpetual
covenant, more fully described below, to run with and attach to the following described real property:

Blue Grass Estates 2 Amendment. Required improvements to be deferred is limited to Curb, cutter and sidewalk. Said improvements would run from the northwest corner of lot 4 south along the current 3800 West street to the southwest corner of lot 4. Approximately 154 feet

In consideration for the City allowing the owner(s) to improve the described property without constructing certain improvements ("Deferred Improvements") required by the Plain City ordinances at this time, the property owner(s) covenant and agree to:

1. Construct the deferred improvements upon request from the City at owner(s) own expense. Such improvements shall include, but not be limited to curb and gutter, sidewalk, and street paving. If the owner(s) fail to install the improvements upon request, the City may install or cause the installation of said improvements and costs thereof shall become a lien against the described property until paid by the owner(s), with interest, in full. All improvements shall be constructed in accordance with City ordinances, regulations and specifications of the City Engineer.
2. In the event action is being taken to create a special improvement district to install any of the described improvements abutting said property, the owner(s) agree not to protest full participation in such improvement district.
3. These covenants shall be binding upon the owner(s), their assigns, heirs, judgment creditors and others claiming an interest in the described property by, through, or under them.

DATED: 9/16/26

_____ OWNER _____ OWNER

STATE OF UTAH)
)
) :SS
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 16 day of September 2026 by Craig Jensen

Trace W. Hunt
NOTARY PUBLIC



COVENANT TO CONSTRUCT IMPROVEMENTS

I/WE, Deep Roots Investments LLC and _____
owner(s) of the hereinafter described real property located in PLAIN CITY, WEBER COUNTY, UTAH,
do hereby grant and convey unto PLAIN CITY (the "CITY"), a municipal corporation, a perpetual
covenant, more fully described below, to run with and attach to the following described real property:

Blue Grass Estates 2 Amendment required deferred improvements on lot 5 would run along the
south side of the dedicated parcel for the future 2800 North road. The total length
of approximately 280.51 feet.

Curb, gutter and sidewalk deferred improvements on west side of lot 5 running south
along 3800 West from the southwest corner of the future 2800 North street to the northwest
corner of lot 4. Approximately 14 feet

In consideration for the City allowing the owner(s) to improve the described property without constructing
certain improvements ("Deferred Improvements") required by the Plain City ordinances at this time, the
property owner(s) covenant and agree to:

1. Construct the deferred improvements upon request from the City at owner(s) own expense. Such
improvements shall include, but not be limited to curb and gutter, sidewalk, and street paving. If
the owner(s) fail to install the improvements upon request, the City may install or cause the
installation of said improvements and costs thereof shall become a lien against the described
property until paid by the owner(s), with interest, in full. All improvements shall be constructed in
accordance with City ordinances, regulations and specifications of the City Engineer.
2. In the event action is being taken to create a special improvement district to install any of the
described improvements abutting said property, the owner(s) agree not to protest full participation
in such improvement district.
3. These covenants shall be binding upon the owner(s), their assigns, heirs, judgment creditors and
others claiming an interest in the described property by, through, or under them.

DATED: 9/16/26

[Signature]
OWNER

OWNER

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 16 day of September

2026 by Craig Jensen

[Signature]
NOTARY PUBLIC

