

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 4, 2022

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, August 4, 2022 also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Jed Jenkins, Rachael Beal, Buddy Sadler, Luigi Panunzio, Todd Skeen  
Staff: Tammy Folkman, Dan Schuler,  
Present: Blake Jenkins, Miles Robinson, Robert Seager, Jeff Hales, Teresa Littlefield, Mark Horton  
Also Present via Zoom: Debbie Robinson, Tom Favero, Lisa Cox, Jim Beesley  
Call to Order: Mayor Beesley  
Pledge of Allegiance: Councilmember Panunzio  
Invocation/Moment of Silence: Councilmember Jed Jenkins

Approval of Minutes from July 21, 2022

**Councilmember Beal moved to approve the minutes from July 21, 2022. Councilmember Sadler seconded the motion. Councilmembers Beal, Sadler, Panunzio and Skeen voted aye. Councilmember Jenkins abstained. The motion carried.**

Comments: Public

Lt. Mark Horton from the Weber County Sheriff's Office addressed the council to report on the effectiveness of the Flock cameras that have been installed around the city. He mentioned the following: recovery of roughly \$270,000 in stolen vehicles, recovery of \$2,700 in personal property, recovery of a stolen firearm and 13 felony arrests with the assistance of these cameras. On July 17<sup>th</sup>, WCSO responded to a house fire in Plain City. Deputies obtained the make and model of a suspicious vehicle in the area and were able to find it and information on the owner using the Flock cameras. Lt. Horton stated that because of the use of these cameras, this case was solved very quickly. He stated more cities are joining the Flock system, including Roy and Ogden, to expand the radius of coverage. The council thanked Lt. Horton for the update.

Report from Planning Commission

Blake Jenkins reported that the Planning Commission has set three public hearings to be held on August 25<sup>th</sup> regarding rezones for Taylor Trust and Brinley Acres, and a conditional use application for a senior overlay with Jeff Hales and Randy Marriott. They also reviewed the final for the River Crossing plan and stated the Planning Commission had no concerns with it. Mayor Beesley inquired about the Taylor Trust rezone and Blake stated a big pond is planned on both Plain City and Marriott-Slaterville property. Councilmember Sadler asked what kind of rezone was being requested and Blake stated they are asking to go from RE 20 to RE 18.5. He said he believed the average lot size is pretty high compared to what they usually do. Blake stated this will probably be a long process. Mayor Beesley thanked him for his report.

Discussion/Motion: River Crossing Development Agreement

Mayor Beesley mentioned he believed all of the changes requested from council have been made. He spoke about a trail system and asked Jeff Hales what type of paving would be used along with a timeframe for completion. Jeff stated it would probably be finished when the escrow is released and would consist of road base. Mayor Beesley asked if that would be part of development completion in order to release occupancy permits. Jeff agreed it is in the development agreement and said he wasn't aware of that change. Jeff stated due to the time of the year, it may have to wait and the escrow may need to be adjusted. Mayor Beesley stated the city is currently working with the city attorney to work things out. Councilmember Sadler mentioned Lot 84 and wondered if wording needed to be added on the plat that it cannot be subdivided. Jeff stated it was added to the developer agreement. Mayor Beesley asked that the wording be added to the mylar. Councilmember Sadler suggested adding and "R" to the lot so it is clear to the developers and others in the future.

**Councilmember Sadler moved to accept the Development Agreement of River Crossing Phase 3 as proposed. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 4, 2022

Discussion/Motion: Final Approval of River Crossing Phase 3 – 4925 W 1200 N – 36 lots

Jeff Hales stated the engineer had reviewed the documents. Mayor Beesley mentioned the road was redone to make Lot 84 conform as requested by the council. Mayor Beesley asked Dan Schuler if there were any other major concerns and Dan stated there was not. Jeff stated Lot 84 was the only issue. **Councilmember Jenkins moved to approve the Final Approval for River Crossing Phase 3. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Recreation Building

Mayor Beesley mentioned that he and Dan have been working on bids to find a building that the city can afford. Dan was able to find a building for \$24,194.75 that meets the same basic layout and size of the building that was previously approved. Mayor Beesley also mentioned concrete work and footers would also be included. This is a less expensive option and can be installed within six to eight weeks. He asked the council for their opinions. Councilmember Beal stated this was almost 50% less than the building they had approved earlier. Councilmember Skeen mentioned materials were only going to go up in price and Councilmember Panunzio said he believed the city should jump on it and get it started. Councilmember Jenkins asked if they were all comfortable with the size of the building or wanted to discuss other options first. Councilmember Beal stated she liked the look of the second option, but the first option is the appropriate size and meets the needs of the city. Councilmember Jenkins asked for Dan's input on the size. Dan stated the size and cost of the building will allow for the purchase of much needed shelving and give them room to grow. Mayor Beesley mentioned the original approval of \$64,000 would also allow for paving around the building. **Councilmember Jenkins motioned to approve the 30x40 building option along with \$32,000 for concrete. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Fire Department Surplus - 1998 Ford Explorer

Mayor Beesley stated the Ford Explorer no longer runs and should probably be sent out for surplus. He stated there is an interested party within the city. He stated the Ford is not worth much, and the light bar cannot be transferred over to the new truck. He asked the council how they would like to proceed. Councilmember Sadler stated that a silent bid would work. Mayor Beesley stated the lights would be taken off and the truck would be sold as-is. Councilmember Sadler wondered if the Fire Department would like to keep it and cut it up for training purposes. Councilmember Panunzio stated training is always good. Mayor Beesley invited Robert Seager to address the council and stated he has acquired several vehicles from the city over the years. Mr. Seager stated he would be happy to supply the city with a different vehicle for training purposes in exchange for the Explorer. Councilmember Beal asked if it could be given to Mr. Seager without making it public. Mayor Beesley stated the council could authorize him to surplus the vehicle and he would meet with the city attorney to see how to proceed. Councilmember Sadler stated the salvage yards may offer vehicles to use for training purposes. Mr. Seager stated he believes Councilmember Sadler is correct. **Councilmember Sadler moved to allow Mayor Beesley the option to surplus the Ford Explorer. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Business License

None

Motion: Approval of Warrant Register

See warrant register dated 07/20/2022 to 07/27/2022 and 07/28/2022 to 07/29/2022. **Councilmember Sadler moved to approve and pay the bills as presented. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Jenkins noticed the east/west fence in between the pickleball courts is not wired correctly and could cause some issues. He also mentioned the lights at the bowery at the square have been on for several days.

Councilmember Beal inquired about the truck being given to the cemetery. Mayor Beesley stated that it was approved. She also asked if anyone attended the Truth in Taxation meeting at the Weber School District. None of the council members attended.

Councilmember Sadler asked if the city attorney would be the person to determine the severity of charges for arson. Councilmember Panunzio stated things of that nature are decided by 2<sup>nd</sup> District Court in Ogden.

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 4, 2022

Councilmember Skeen stated he was happy to hear how well the Flock cameras are helping.

Mayor Beesley stated he has been in contact with Lane and Judd Thompson regarding the Blossom Angus Tournaments. They have decided to host an eight-team tournament on Sept. 30<sup>th</sup> and Oct. 1<sup>st</sup> and have invited several neighboring cities to form teams and join in. He believes there will be roughly 14-15 games played over those two days. He mentioned the invitation to play is open to everyone.

**At 7:38 p.m. Councilmember Skeen moved to adjourn and was seconded by Councilmember Panunzio. The vote was unanimous.**

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

Date approved \_\_\_\_\_

## NOTICE OF DECISION

### Plain City, Weber County, Utah

On July 14, 20 22, the Plain City Planning Commission recommends  
☒ Approval, ☐ \*Approval with condition(s), ☐ Disapproval, ☐ Tabled  
of an application for Stillcreek Village Phase 3E approximately 3275 N 3450 W 8 lots,  
received from (Applicant): Visionary Homes, LLC

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.

\_\_\_\_\_  
City Official

#### \*Condition(s)/Notes:

Commissioner Maw motioned to recommend City Council approval of the Stillcreek Phase 3E – Approximately 3275 N 3450 W 8 lots  
Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Maw,  
Skeen and Chairman Faulkner voted aye. Motion carried.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7-21-22- table - mtg w/ Jon, Buddy, Parker abt amenities



## Memorandum

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

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

**Date:** June 13, 2022

**Subject:** Stillcreek Village Phase 3E, Final Review

We have reviewed the final plans for the Stillcreek Village, Phase 3E development in Plain City. Following our review, we have the following comments:

1. It is our understanding that the utilities and street improvements (less the sidewalk) for this phase have previously been installed.
2. It is also our understanding that the units being constructed will be for rent only and not for individual ownership.
3. Addresses for the two proposed buildings should be shown on the Plat. The assigned addresses are as follows:
  - a. North Building: 3278 North 3325 West
  - b. South Building: 3270 North 3325 West

Each unit will then receive an individual designation (i.e. A,B,C,D)

We recommend this development be granted final approval. If you have questions or require additional information, feel free to contact me.

## APPLICATION FOR A PLAIN CITY SUBDIVISION

Subdivision Name STILLCREEK PHASE 3E Zone PRUD Date Submitted 5/18/2022

Address of Subdivision APPROX 3275 N 3450 W Plain City, UT No. of Units or Lots 8

List all Parcel Numbers included in development: 190220073, 190220077, 190220072

Owner Name VISIONARY HOMES, LLC Full Address 50 E 2500 N, NORTH LOGAN, UT 84341 SUITE 101

Phone # MAIN OFFICE (435) 774-0438 Cell # N/A Fax # N/A

Subdivider's Name PARKER MCGARVEY Full Address 50 E 2500 N, NORTH LOGAN, UT 84341 SUITE 101

Phone # N/A Cell # (801) 638-8498 EMAIL PMCGARVEY@VISIONARYHOMES.COM

Name of Intended Escrow Holder VISIONARY HOMES, LLC Address 50 E 2500 N, NORTH LOGAN, UT 84341 SUITE 101

Contact Name PARKER MCGARVEY Phone # (801) 638-8498 Fax # \_\_\_\_\_

Surveyor's Name KLINT WHITNEY - GARDNER ENGINEERING Address 968 Chambers St, Ogden, UT 84403 Phone # \_\_\_\_\_

Engineer's Name TYLER NIELSON - GARDNER ENGINEERING Address 968 Chambers St, Ogden, UT 84403 Phone # \_\_\_\_\_

Have all property taxes, interests and penalties been paid? \_\_\_\_\_ (no approval given until paid in full.) UCA 10-9a-603(3)

Secondary Water Available? YES Contact JUSTIN CLAWSON Phone # (801) 791-3611

Secondary Water System in Place? YES Type PRESSURIZED, MOUNTAIN VIEW IRRIGATION Phone # (801) 791-3611

Culinary Water Available? YES Type PRESSURIZED, BONVA VISTA WATER Phone # (801) 621-0474

Sewer Connection Available? YES Contact CENTRAL WEBER SEWER DISTRICT Type PUBLIC MAIN

Is Property in a Flood Hazard Area? NO Flood Zone NO Lowest Elevation APPROX 4230'

Access Road above 4215' Elevation? YES Source \_\_\_\_\_

Please describe any agreements, rights-of-way, easements etc, which could affect this site: (Use other side if needed)

EXISTING DEVELOPMENT AGREEMENT FOR THE ENTIRE DEVELOPMENT.

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions: (Use other side if needed)

THIS IS THE THIRD PHASE OF THE GREATER DEVELOPMENT, FIFTH SUBPHASE OF PHASE 3. THE PRELIMINARY PLAT WAS APPROVED BY PLANNING COMMISSION. AND THE FIRST FOUR SUB PHASES HAVE PREVIOUSLY RECIEVED FINAL PLAT APPROVAL AND ARE IN VARIOUS STAGES OF CONSTRUCTION. UTILITES ARE STUBBED TO THE PROPERTY AS PART OF PHASE 3A CONSTRUCTION, SO ALL WORK WILL BE OUTSIDE OF THE PUBLIC ROW.

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

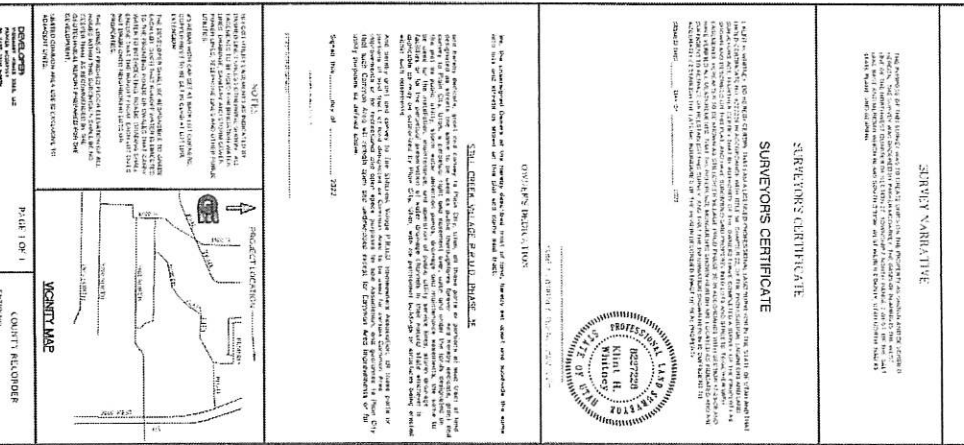
5.18.2022   
Date Signature

Office Use Only

Subdivision Filing Fee: \$600.00  
Subdivision Engineering Fee: \$840.00  
Number of Copies: \_\_\_\_\_

PC Preliminary Approval Date: \_\_\_\_\_  
PC Final Approval Date: \_\_\_\_\_  
CC Final Approval Date: \_\_\_\_\_

## BOUNDARY DESCRIPTION

[illegible]

THE FARM \_\_\_\_\_ FIELD FOR RECORD  
AND RETURNED \_\_\_\_\_  
AT \_\_\_\_\_ IN LONDON \_\_\_\_\_  
OF CAPITAL IMPROVEMENT, MADE \_\_\_\_\_  
RECORDED FIRST \_\_\_\_\_  
\_\_\_\_\_  
COUNTY OF MICHIGAN \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY.

## NOTICE OF DECISION

### Plain City, Weber County, Utah

On August 11, 20 22, the Plain City Planning Commission recommends  
[X] Approval, [ ] \*Approval with condition(s), [ ] Disapproval, [ ] Tabled  
of an application for Robson Farms Phase 3 Approximately 3600 W 2100 N 11 lots,  
received from (Applicant): Shad Christensen

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.

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City Official

#### \*Condition(s)/Notes:

Commissioner Skeen motioned to recommend City Council approval of Robson Farms Phase 3 Approximately 3600 W 2100 N 11 lots

Commissioner Neil seconded the motion. Vote: Commissioners Maw, Skeen, Neil and Chairman Faulkner voted aye. Motion carried.

Planning Commission would like to make sure City Council sees the new plans on what Mr. Christensen is going to do with the sewer before City Council meeting.

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**APPLICATION FOR A PLAIN CITY SUBDIVISION**

Subdivision Name Robson Farms Phase 3 Zone RE-18.5 Date Submitted 7/18/22

Address of Subdivision 3600 W 2100 N Plain City, UT No. of Units or Lots 11

List all Parcel Numbers included in development: 190350065, 190350066

Owner Name Meridian Line Investmensts LLC Full Address 4048 W 2800 N Plain City, UT 84404

Phone # 801-710-7530 Cell # 801-710-7530 Fax # \_\_\_\_\_

Subdivider's Name Shad Christensen Full Address 4048 W 2800 N Plain City, UT 84404

Phone # 801-710-7530 Cell # 801-710-7530 Fax # \_\_\_\_\_

Name of Intended Escrow Holder Bank of Utah Address 2605 Washington Blvd, Ogden 84401

Contact Name Steve Diamond Phone # 801-409-5241 Fax # 801-409-5386

Surveyor's Name Hansen & Associates Inc Address 528 North Main Street, Brigham City Phone # 435-723-3491

Engineer's Name Hansen & Associates Inc Address 528 North Main Street, Brigham City Phone # 435-723-3491

Have all property taxes, interests and penalties been paid? Yes (no approval given until paid in full.) UCA 10-9a-603(3)

Secondary Water Available? Yes Contact Pineview Water Systems Phone # 801-621-6555

Secondary Water System in Place? No Type Pressurized, Main on 3600 W Phone # \_\_\_\_\_

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

Sewer Connection Available? Yes Contact Plain City Type Gravity Sewer

Is Property in a Flood Hazard Area? No Flood Zone \_\_\_\_\_ Lowest Elevation 4241

Access Road above 4215' Elevation? Yes Source 3600 West

Please describe any agreements, rights-of-way, easements etc, which could affect this site: (Use other side if needed)

None

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions: (Use other side if needed)

This property was surveyed and sold from a 13.7 acre parcel in 2020. Robson Farms Ph 1 (2021) and 2 (2022) subdivided.

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

7/18/22 \_\_\_\_\_  
Date Signature

Office Use Only

Subdivision Filing Fee: \$550.00 + 200.00 PC Preliminary Approval Date: \_\_\_\_\_  
Subdivision Engineering Fee: 1,155.00 PC Final Approval Date: \_\_\_\_\_  
Number of Copies: \_\_\_\_\_ CC Final Approval Date: \_\_\_\_\_

**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        | \$105.00 per lot<br><b>Developer will be responsible for all engineering fees above those paid at filing.</b> |
| 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.*

7-19-22  
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<br>Appeal Board | \$200.00                     |
| 5. Request for Annexation                   | \$1000.00                    |
| 6. Copies                                   | \$0.15 per copy (8 1/2 X 11) |

General plan and zoning maps are online at [www.plaincityutah.org](http://www.plaincityutah.org)

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH       )  
                                  ) ss  
COUNTY OF WEBER )

I (we), \_\_\_\_\_, 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.

Shad Christensen  
(Property Owner)

[Signature]  
(Property Owner)

Subscribed and sworn to me this 19 day of July, 2022.



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

My commission expires: Jan 24, 2025

**AGENT AUTHORIZATION**

I (we), Shad Christensen (Meridian Line Investments), the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Shad Christensen 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.

Shad Christensen  
(Agent)

(Property Owner)

[Signature]  
(Property Owner)

Dated this 19 day of July, 2022, personally appeared before me

Shad Christensen, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Diane W Hirschi  
(Notary)

Residing in Weber County, Utah



My commission expires: Jan 24, 2025

Plain City, Weber County, Utah  
A Part of the Southeast Quarter of Section 33,  
Township 7 North, Range 2 West, Salt Lake Base & Meridian  
August 2022

Section Line -- Study of Drawing Under C

[illegible]

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3600 WEST STREET LOCATED 833.80 FEET NORTH 01°13'44" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND 802.48 FEET NORTH 90°00'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 11

RUNNING THENCE SOUTH 01°13'43" WEST 192.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF 1873 NORTH

(2) NORTH 88°26'12" WEST 80.82 FEET TO THE SOUTHEAST CORNER OF ROUSON FARMS PHASE 2 FILED AS ENTRY NO. 334/9611 IN THE FILES OF THE WEBCOR COUNTY RECORDER; THENCE NORTH 01°13'53" EAST 1128.17 FEET TO THE EAST BOUNDARY LINE OF SAID ROUSON FARMS PHASE 2; THENCE ALONG THE EAST BOUNDARY LINE OF SAID ROUSON FARMS PHASE 2 TO THE NORTHEAST CORNER OF SAID ROUSON FARMS PHASE 2; BEING A POINT ON THE EAST BOUNDARY LINE OF SAID ROUSON FARMS PHASE 2.

**OWNER'S DEDICATION AND CERTIFICATION**

DEDICATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE AND IRRIGATION AS

SHAO CHRISTENSEN, MANAGER/NUMBER MERIDIAN LINE INVESTMENTS, LLC.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Shad Christensen personally appeared before me, who being by me duly sworn did say and acknowledge that he is a Manager/Member of Meridian Line Investments, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the \_\_\_\_\_.

Notary Public

WEBER COUNTY RECORD

ATTORNEY \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFF \_\_\_\_\_ RECORDS, PAGE \_\_\_\_\_ RECORDS  
OF ALL APPLICABLE STATUTES AND \_\_\_\_\_  
ITSD

NAME \_\_\_\_\_

DATE \_\_\_\_\_

DEPUTY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSITE TO THE APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

---

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

---

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF  
THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE  
PLAIN CITY COUNCIL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

$\mu = 0, 1, 2, 10, \infty$

PLAIN CITY PLANNING COMMISSION  
THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2022.

---

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors

22  
Continuing Over 60 Years of Excellence

Send Christian  
344 West Plume! New Dr.  
Plume! New, UT.  
801-710-7530

22-112 22-112 v10 p30 0003177 1000 0000



## Memorandum

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

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

**Date:** July 26, 2022

**Subject: Robson Farms, Phase 3 - Final Review**

We have reviewed the revised final plans for the Robson Farms Phase 3 Subdivision. Following our review, we have the following comments:

1. The plans show that a portion of the existing irrigation ditch along 3600 West Street will be piped. Comments regarding the irrigation pipe are listed on our review memorandum dated July 21, 2022.  
Current design will place the irrigation system behind the sidewalk in an easement & create a siphon system from the school on the North to where the existing system crosses 3600 West Street. Additional surveying and flow measurements have been completed to ensure sufficient capacity. Pending City Engineer's approval when he returns to the office.
2. An electronic copy of an AutoCAD drawing containing the property lines must be submitted to our office in order to update the Plain City Base Map.  
Plat has been finalized. 6 printed copies and a DWG copy has been sent to Plain City.

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 21, 2022

**Subject:** Robson Farms, Phase 3 - Final Review

We have reviewed the final plans for the Robson Farms Phase 3 Subdivision. Following our review, we have the following comments:

1. The storm drain piping at the intersection of 3600 West and 2100 North should be revised in accordance with the redlined check prints. Storm drain piping has been discussed with city engineer & can remain as is. The high points of the grading are placed at the end of the curve at the intersection of 3600 west & 2100 north so that all water drains away from the ADA ramps. See sheet 6.
3. Street signs/stop signs and street lights should be shown as indicated on the redlined check prints. Signs & lights have been placed per redlines. See sheet 2.
4. A stop bar and 60 lineal feet of double yellow centerline striping should be shown at the stop sign on 2100 North Street. Stop bar & double yellow striping have been added to plans. See sheet 3.
5. The plans show that a portion of the existing irrigation ditch along 3600 West Street will be piped. We have the following comments regarding this pipe  
The irrigation is currently being designed & discussions with the city are ongoing concerning the location & design of the system. The current proposed idea is to place the irrigation system behind the sidewalk in an easement & create a siphon system from the school on the north to where the existing system crosses 3600 West Street.
  - a. A note indicates the new pipe is to be connected to the existing pipe. However, the connection is shown at an angle. The angle in the pipe is undesirable. Details should be submitted that show how this connection will be constructed. It should be noted that the existing culvert crossing 2200 North Street has failed and should be replaced.
  - b. We are under the impression that the irrigation pipe crossing 3600 West had been moved so the ditch running through the Skeen Subdivision is on a

lot line.

- c. The plan shows the irrigation pipe along the west side of 3600 West is a 18" diameter pipe, while the pipe crossing 3600 West is 24" diameter pipe. The Developer's Engineer should ensure this pipe has the capacity to carry sufficient irrigation water for the users on the ditch.
  - d. Plans should show pipe elevations on the irrigation pipe crossing so it is clear how deep the pipe is as it crosses the street.
- 
- 6. Plans show an existing catch basin in front of Lot 16 that is located directly in front of a proposed curb inlet box. If there is sufficient depth, the curb inlet box can be replaced with a combo box. This box can then be connected to the existing pipe. The proposed 15" pipe under the curb can then be eliminated between the combo box and the next inlet box to the south. *Sadly, the existing curb inlet box pipe is placed too shallow for the new system to connect to it.*
  - 7. The sanitary sewer manhole located at the intersection of 2100 North and 3600 West must be a 5' diameter manhole. *Said manhole has been increased to be a 5' diameter manhole.*
  - 8. Plans show a non-conforming parcel between Lots 3,19 and 20. We recommend the parcel be included with Lot 19. *This area has been included as part of lot 20. The plat is forthcoming but will offer more clarity concerning this area.*
  - 9. A electronic copy of an AutoCAD drawing containing the property lines must be submitted to our office in order to update the Plain City Base Map. *Acknowledged. When the plat is finalized a DWG copy will be sent to Plain City.*

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

## NOTICE OF DECISION

### Plain City, Weber County, Utah

On August 11 22, 2020, the Plain City Planning Commission recommends  
[X] Approval, [ ] \*Approval with condition(s), [ ] Disapproval, [ ] Tabled  
of an application for Pappy Estates approximately 3475 W North Plain City Road 18 lots,  
received from (Applicant): Glenn Willimas

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.

\_\_\_\_\_  
City Official

#### \*Condition(s)/Notes:

Commissioner Neil motioned to recommend to City Council final approval of Pappy Estates 3475 W North Plain City Road 18 lots

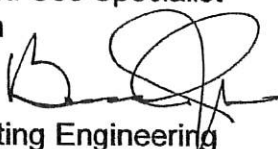
Commissioner Maw seconded the motion. Vote: Commissioners Skeen, Maw, Neil and Commission Chair Faulkner voted aye.

Motion carried.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Memorandum

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

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

**Date:** July 29, 2022

**Subject:** Pappy Estates Subdivision, Final Plan Review

We have reviewed the final plans for the Pappy Estates Subdivision. Following our review, we have the following comments:

1. We have the following comments regarding the stormwater detention basin and outlet structure:
  - a. Cross sections of the pond should be included on the drawings showing elevations, retaining wall locations and the maximum water surface.
  - b. The bubble-up box should be eliminated. We recommend the Developer's Engineer design a variation of the structure depicted on the attached sketch where the two structures are combined.
  - c. A note should be added indicating the exposed soil in the pond is to be covered with weed mat and crushed rock.
  - d. The pond should be enclosed with a 6-foot chain link fence. A drive approach, a gate and an equipment access ramp should be provided for pond maintenance.
  - e. A slide gate should be provided on the outlet structure that will allow the pond to be isolated.
2. A street light should be added between Lots 16 and 17 on 3475 West per our previous review memorandum.
3. An address street sign should be located on the corner of 3475 West and the future road at the south end of the property (2800 North).
4. There is an existing drainage ditch located along the west boundary of the development. This ditch must be fenced or piped in accordance with Section 11-5-13(B) of the Plain City Subdivision Ordinance. The Developer must also provide access for the maintenance of the ditch (as required).

5. The City would prefer that the proposed sanitary sewer run to the south and connect to the existing sewer main in Pheasant Hollow Subdivision.
6. The final plat with addressing should be submitted for review.
7. Plans show the asphalt widening along North Plain City Road that ties into the existing edge of asphalt. The asphalt widening must maintain the cross slope from the centerline of the road. Consequently, it is likely the widening will have to be increased from what is shown.
8. Plans show a detail depicting a separate street sign and stop sign. Except where noted, address street signs and stop signs are to be combined.
9. Plans appear to show a culinary waterline running through a curb inlet box on the east side of 3475 West Street.
10. The storm drain piping as well as the location of some curb inlet boxes should be revised in accordance with our redlined review drawings
11. The intersection at the south end of the development should be revised as indicated on our redlined review drawings.

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

1.5

OFFICE PLATE

INLET OUTLET

CONCRETE

WATER TANK

WATER / W/ SCREEN

POND STATION

OFFICE PLATE

# TOP VIEW

LOCKING SLIDE GATE

OUTLET W/ LOCKING  
SLIDE GATE

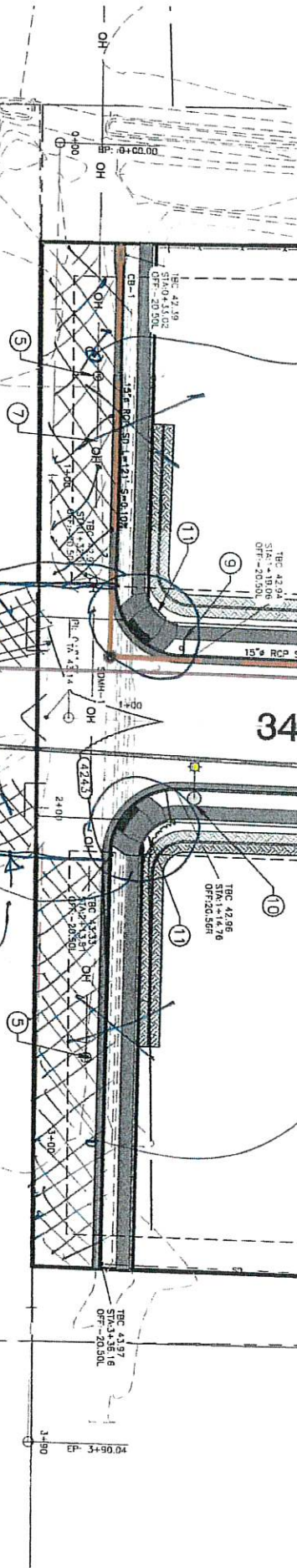
# SIDE VIEW

OUTLET

STOP PAVEMENT AT  
CURB RETURNS  
(BOTH SIDES)

SHOW IMPROVEMENTS ON  
SOUTH CURBERS (BOTH SIDES)

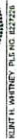
PAVEMENT



ROAD BASE, NO  
PAVEMENT, CURB,  
GUTTER OR SIDEWALK  
BEYOND THE CURB  
RETURN.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
PLAIN CITY, WEBER COUNTY, UTAH  
JULY 2022

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASIN AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

[illegible][illegible]

THE UNDERSIGNED OWNER OF THE HUNTER DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STRIPS AS SHOWN ON THIS PLAN AND NAME SAID TRACT

**PAPPY ESTATES SUBDIVISION**

[illegible]

STATE OF UTAH )  
 )  
COUNTY OF WEBER )

In the \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me  
personally appeared CRISTIANE VILLALBA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged (whether they executed the same, witnessed my hand and seal) as the free act and deed.

\_\_\_\_\_, Notary Public.

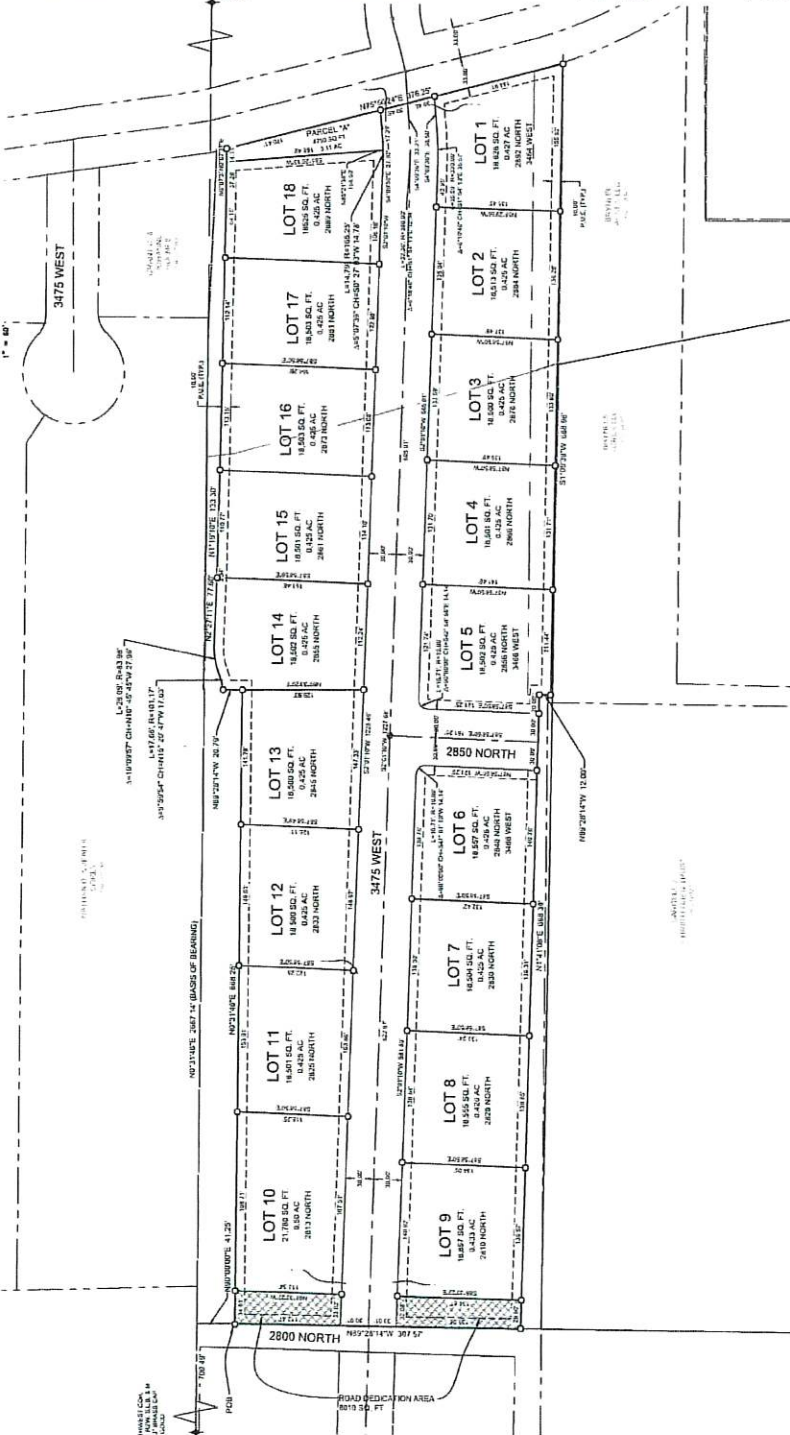
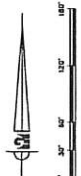
In 1985, day of 2022, before me, \_\_\_\_\_, A Notary Public,  
personally appeared BRYAN WILLIAMS. Proved on the basis of satisfactory evidence to be the person(s) whose  
name(s) (is/are) subscribed to the instrument, and acknowledged (the/his/they) executed the same. Witness my hand and  
seal.

[illegible]

In this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, A Notary Public, personally appeared \_\_\_\_\_, Present on the basis of satisfactory evidence to be the person(s) whose name(s) \_\_\_\_\_ (name) subscribed to this instrument, and acknowledged (hereafter) executed the same. Witness my hand and official seal.

Stamp

|                                                                     |                                                                                                      |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPER<br>GLEN WILLIAMS<br>10000 W. 10TH AVE.<br>OMAHA, UT 84401 | <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>S1</b> / <b>1</b> </div> | <b>COUNTY RECORDER</b><br>ENTRY NO. _____ FEE PAID _____<br>FILED FOR AND RECORDED _____<br>AT _____ IN BOOK _____ OF OFFICIAL<br>RECORDS PAGE _____ RECORDED _____<br>FOR _____<br>COUNTY RECORDER _____<br>BY _____                             |
|                                                                     |                                                                                                      | <div style="text-align: center;">  <p><b>GARDNER ENGINEERING</b></p> <p>CIVIL - LAND PLANNING<br/>ARCHITECTURE</p> <p>3150 SOUTH 375 EAST OMAHA, UT</p> </div> |



## NOTES

[illegible]PLAIN CITY PLANNING  
COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION  
WAS LAID OFF APPROVED BY THE PLANNING & ZONING COMMISSION

SUBMITTED BY \_\_\_\_\_ DATE OF \_\_\_\_\_ 2022.

APPROVED BY \_\_\_\_\_

PLAIN CITY APPROVAL AND

ACCEPTANCE

TO CERTIFY THAT THIS PLAT AND THE DECISION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, IN CONNECTION WITH THE RECAPITULATION OF THE 1992 ELECTIONS, WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY \_\_\_\_\_ NAME/TITLE \_\_\_\_\_

TEST

## PLAIN CITY ENGINEER

IMMEDIATE CURRENCY THAT THE  
REQUIREMENTS OF ALL APPLICABLE  
STATUTES AND ORDINANCES  
NECESSARY TO CITY ENGINEERS  
TO HOLD ON THE FORTHCOMING AT A  
CITY ENGINEER HAVE BEEN COMPLETED

PLANNING CITY ATTORNEY

EXAMINED THE FOLLOWING PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE PROJECT AND IN MY OPINION THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS. I HAVE THEREFORE RECOMMENDED THE PROJECT TO THE CITY ENGINEER.



## **M e m o r a n d u m**

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

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

**Date:** July 29, 2022

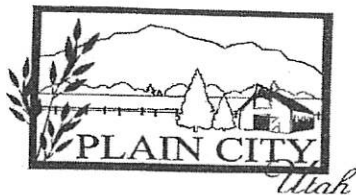
Subject: Pappy Estates Subdivision, Final Plan Review Response Memo

We have reviewed the final plans for the Pappy Estates Subdivision. Following our review, we have the following comments:

1. We have the following comments regarding the stormwater detention basin and outlet structure:
  - a. Cross sections of the pond should be included on the drawings showing elevations, retaining wall locations and the maximum water surface.
    - Added revised pond cross sections to Sh. CE1-03
  - b. The bubble-up box should be eliminated. We recommend the Developer's Engineer design a variation of the structure depicted on the attached sketch where the two structures are combined.
    - Revised control structure design, detail available on Sh. CE1-03
  - c. A note should be added indicating the exposed soil in the pond is to be covered with weed mat and crushed rock.
    - Added note to Sh. CE1-03
  - d. The pond should be enclosed with a 6-foot chain link fence. A drive approach, a gate and an equipment access ramp should be provided for pond maintenance.
    - Fence indicated with keynote #17, added access ramp/drive approach called out on Sh. CE1-03
  - e. A slide gate should be provided on the outlet structure that will allow the pond to be isolated.
    - Added a slide gate to pond outlet, detail available on Sh. CE1-03
2. A street light should be added between Lots 16 and 17 on 3475 West per our previous review memorandum.
  - Added streetlight in indicated area
3. An address street sign should be located on the corner of 3475 West and the future road at the south end of the property (2800 North).
  - Street/stop sign indicated with Keynote #9
4. There is an existing drainage ditch located along the west boundary of the development. This ditch must be fenced or piped in accordance with Section 11-5-13(B) of the Plain City Subdivision Ordinance. The Developer must also provide access for the maintenance of the ditch (as required).
  - Areas where the existing ditch has been backfilled have been indicated with hatching on the plan set, fencing where the ditch is still in use is indicated with Keynote #17

5. The City would prefer that the proposed sanitary sewer run to the south and connect to the existing sewer main in Pheasant Hollow Subdivision.
  - Existing manhole in the temporary turnaround of 3475 only has approximately 4 feet of depth from rim to top of pipe, insufficient depth to facilitate reversing sewer flow direction
6. The final plat with addressing should be submitted for review.
  - Addresses have been added to the final plat
7. Plans show the asphalt widening along North Plain City Road that ties into the existing edge of asphalt. The asphalt widening must maintain the cross slope from the centerline of the road. Consequently, it is likely the widening will have to be increased from what is shown.
  - Widening has been designed to include a 2% cross slope from the existing edge of oil. A note was added to Sh. CE2-05 indicating that if 2% cross slope from centerline is unavailable, widening may be increased
8. Plans show a detail depicting a separate street sign and stop sign. Except where noted, address street signs and stop signs are to be combined.
  - Revised sign detail to combination sign
9. Plans appear to show a culinary waterline running through a curb inlet box on the east side of 3475 West Street.
  - Re-routed existing culinary line to prevent running through inlet box
10. The storm drain piping as well as the location of some curb inlet boxes should be revised in accordance with our redlined review drawings
  - Storm drain configuration was revised to match redlines from preliminary review. No redlines for storm drain lines were provided with this review
11. The intersection at the south end of the development should be revised as indicated on our redlined review drawings.
  - Intersection revised per redlined drawings

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



8/10/2022

RE: **Sunflower Estates**

Developer: **Steve Diamond**

Subject: **Final acceptance & 10% contingency release request.**

On 8/10/2022 I've conducted a field inspection at Sunflower Estates Subdivision after the one-year warranty period to verify the completion of the said subdivision and at this time I recommend approval for final acceptance from the Mayor and City Council, ending the warranty period and releasing the remaining 10% warranty monies in escrow.

➤ 10% contingency = **\$36,756.05**

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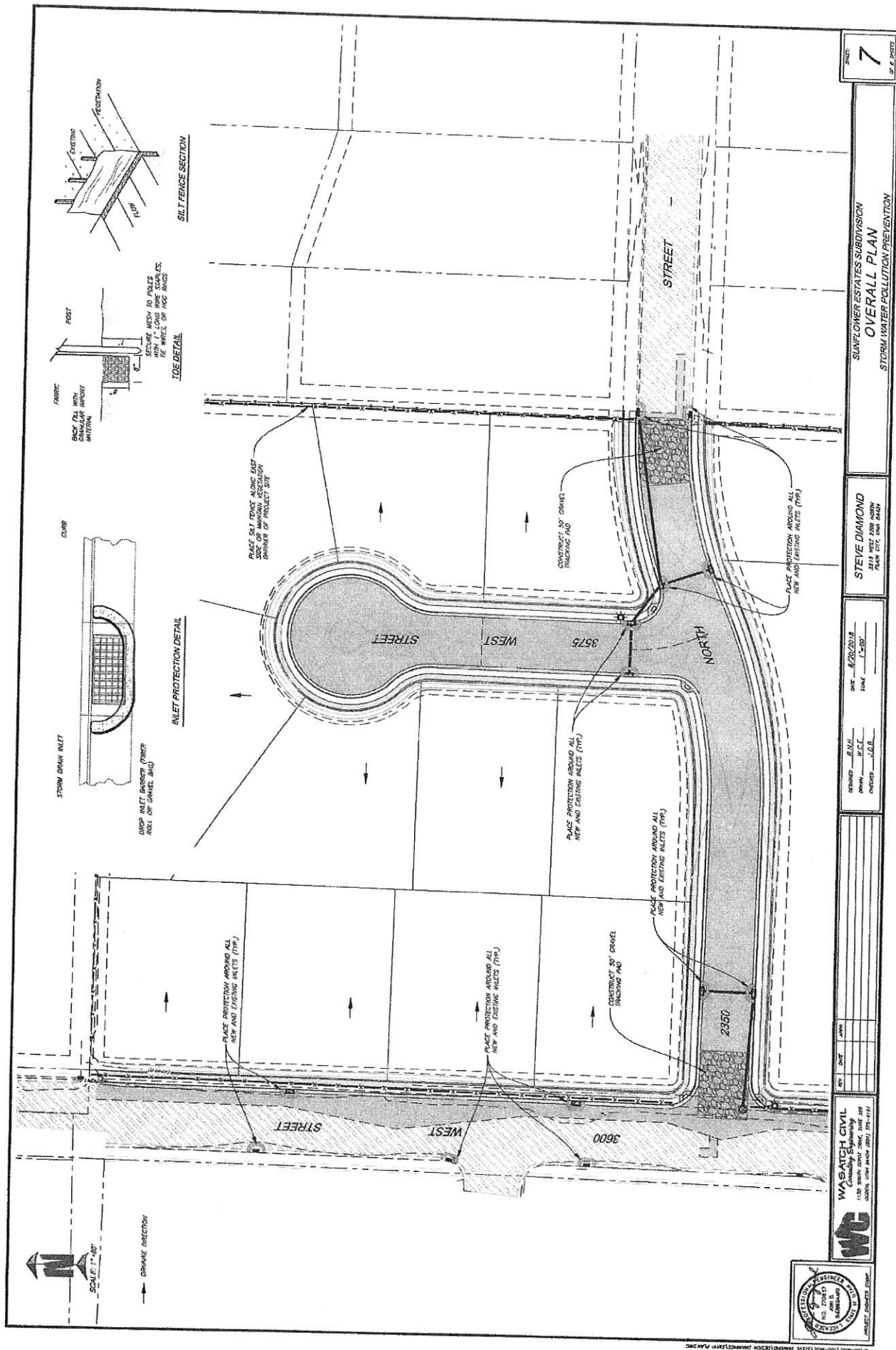
Total amount of escrow release = **\$36,756.05** to developer.

If you have any questions, or concerns please contact me at your earliest convenience.

Sincerely,

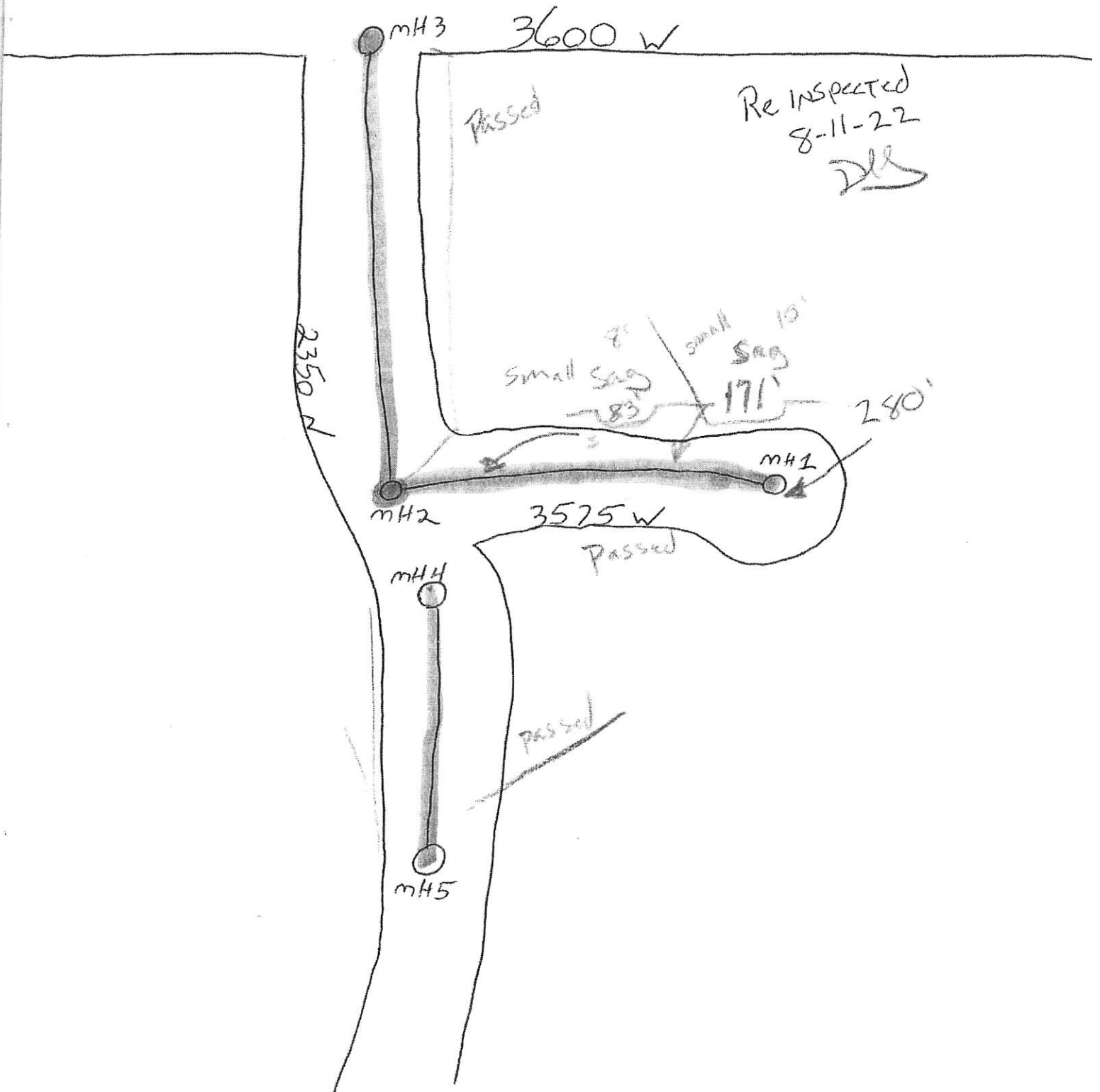
**Daniel Schuler**

Public Works Director  
4160 West 2200 North  
Plain City, Utah 84404  
385-466-1079  
dans@plaincityutah.org



|                                                                                                               |  |                                                                                          |                               |
|---------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------|-------------------------------|
| <b>WASATCH CIVIL</b><br>Consulting Engineering, Inc.<br>1405 N. 1500 E. SUITE 200<br>SALT LAKE CITY, UT 84119 |  | DATE: 8/24/2018<br>SCALE: 1"=40'<br>DRAWN: S.C.C.<br>CHECKED: J.C.D.                     | SHEET: <b>7</b><br>OF 8 PAGES |
| <b>STEVE DIAMOND</b><br>PLANNING, DESIGN, AND BUILD                                                           |  | SUNFLOWER ESTATES SUBDIVISION<br><b>OVERALL PLAN</b><br>STORM WATER POLLUTION PREVENTION |                               |

# Pro-Pipe



# Proposed Xeriscape Ordinance

## Definition:

**Xeriscape** - Is the process of landscaping, or gardening, that reduces or eliminates the need for irrigation. It is promoted in regions that do not have accessible, plentiful, or reliable supplies of fresh water and is gaining acceptance in other regions as access to irrigation water is becoming limited, though it is not limited to such climates. Xeriscaping may be an alternative to various types of traditional gardening.

**Low Impact Development** or "LID" - Stormwater and land use management strategy that strives to mimic pre-development hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of onsite natural features, site planning, and distributed stormwater management practices that integrated into a project design.

## 10-8-15: **Residential** LANDSCAPE STANDARDS General Requirements:

1. All landscaping plantings for newly built or reconstructed residential and commercial sites shall comply with the city's updated landscape plan with applying Xeriscape low irrigating and LID methods where applicable and be maintained in a healthy and attractive way, ~~existing landscaped plans are encouraged to conform.~~
2. The following may also be used as landscaping when they are combined with installed living plant material. ~~as approved by the planning commission:~~
  - Water features (e.g., fountains, falls and streams) and sculptures.
  - Paving materials (i.e., bricks, pavers, flagstones, textured concrete) used to create a useful open space, add color or texture to the design, and create visual interest provided that such materials in the front yard setback are used only as trim or edging and not used as patios, sports surfaces, or areas where vehicles can be parked.
  - ~~Existing natural vegetation of shrubs (e.g., Wood's rose, willows, currant) or trees (e.g., maple, birch); or~~ **Yards properties shall consist of a balance of living and nonliving landscape that do not violate any other federal, state, or municipal statute, ordinance or law.**
  - ~~Landscaping applying~~ **Xeriscape preparation and methods includes using** rocks, gravel, mulches, or wood chips solely or as ground covers. ~~under other plant materials, provided such materials are used solely as ground cover without plants above and do not cover more than ten percent (10%) of the ground area required to be landscaped. If more than ten percent (10%) is desired, approval must be given by the planning commission.~~
    - (1) **Appropriate planning and design;**
    - (2) **Limiting turf to locations where it provides functional benefits;**
    - (3) **Efficient irrigation systems;**
    - (4) **Use of soil amendments and mulches to improve water holding capacities;**
    - (5) **Use of drought tolerant plants;**
    - (6) **Decorative hardscape; and**
    - (7) **Appropriate and timely maintenance.**

- ~~Yards~~ All properties shall comply with the fencing and setback requirement of all Plain City ordinances.

3. **Xeriscape** materials shall be contained so as not to spill into the public right of way.
4. ~~All yard and setback areas not occupied by buildings or parking shall be landscaped using~~

**10-8-15-a: RESIDENTIAL LANDSCAPE STANDARDS:**

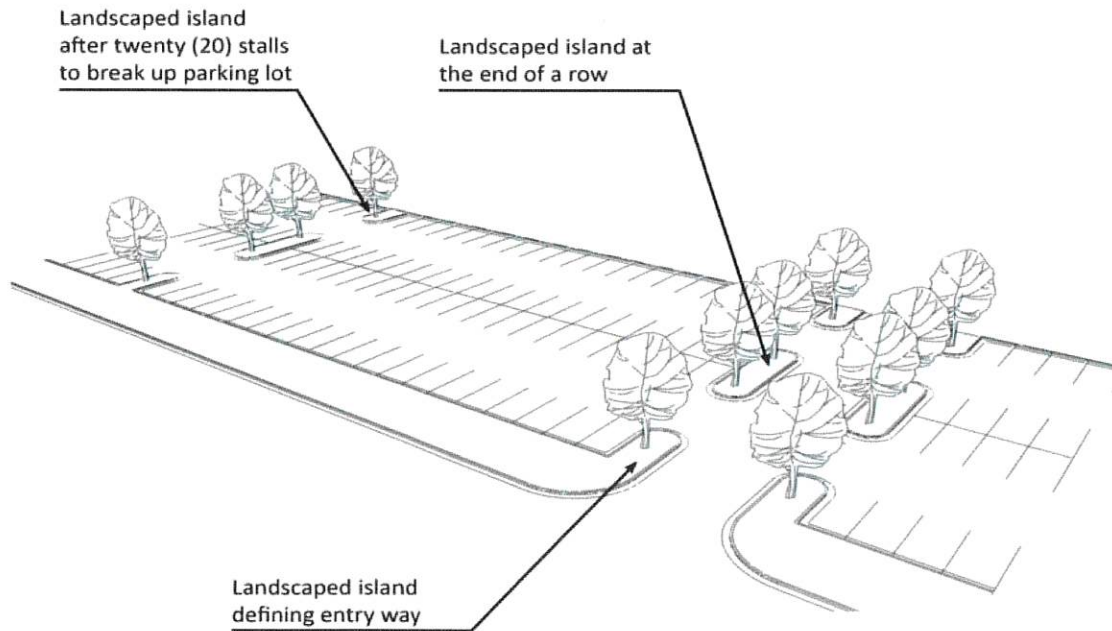
1. ~~A Xeriscape method~~, newly built or reconstructed residential area within the public right of way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall be landscaped **using Xeriscape methods only**, park strip landscaping shall not exceed a maximum height of three feet (3') for shrubs placed so that it will not obstruct sight distance. ~~Or grasses~~, and trees in the park strip shall have a minimum height of eight feet (8') for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, Only City approved park strip trees are allowed. ~~no evergreen tree is allowed in the park strip~~. Public right of way defined by a curb or gutter shall be landscaped utilizing **Xeriscape low irrigating methods** listed below:
  - a. ~~Grass With Trees: Grass with trees~~ spaced at a maximum of forty feet (40') on center; Ground Covers, ~~Trees and Shrubs~~: When shrubs or ground covers other than grass is used for landscaping, the spacing, type and size of plants used shall be such that seventy five percent (75%) of all landscaped areas shall be covered with living material within three (3) years of planting; or
  - b. Rock Ground Cover with Trees: Rock ground cover with trees spaced at a maximum of forty feet (40') on center. When such rock ground cover is used, there shall not be a concrete surface underneath the ground cover. The rocks used in the ground cover must be smaller than 1.5 inches, then: Areas **of low water** living plant material are ~~required that extend the full width of the~~ park strip in a distinguishable patterned design ~~for the length of the park strip~~, or a varying rock size or color pattern may be used.
2. All trees shall be a minimum of a two-inch (2") caliper **and selected from the city's approved tree list**.
3. Any damage to city property created by vegetation will be the responsibility of the property owner.

**10-8-15-b COMMERCIAL LANDSCAPE STANDARDS:**

1. A minimum of twenty percent (20%) of **All** commercial sites including the park strip and landscaped detention (excluding the building footprint) shall be landscaped using **low watering Xeriscape methods**. Any damage to city property created by vegetation will be the responsibility of the property owner.
2. All landscaping using **low watering plants** shall be serviced by an acceptable ~~unground~~ **underground** or irrigation **bubbler/drip system** which includes an automatic timer.

3. A ~~xeriscape~~ **Low water landscaping using Xeriscape methods** known as Xeriscape, is an option **is required** on all newly built and reconstructed ~~residential and commercial sites as approved by the Planning Commission.~~
4. All Parking Lot Landscaping: **Is required to use 100% Xeriscape, low watering and LID methods where applicable.** ~~Reference subsection 10-9-5D, "Design And Maintenance", of this title.~~
5. Amount Required: ~~In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape area shall be a minimum of twenty feet (20') wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.~~
5. Location: The **Xeriscape methods** should be located in protected areas, such as along walkway, in center islands, at the ends of bays, park strips or between parking stalls. All landscaping **using Xeriscape methods** in parking areas and on the street, frontage shall be placed so that it will not obstruct sight distance.
6. Plant Type: **low watering plants** ~~A mixture of hardy flowering and deciduous trees shall be planted. Plants that provide maximum screening at ground level up to three and one-half feet (3<sup>1</sup>/<sub>2</sub>') should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be **rocked**, mulched, planted with **low watering plants** shrubs, or covered with paving material. Any area that will be under the overhang of vehicles shall be rocked, mulched or covered with paving materials. All trees shall have a minimum of a two-inch (2") caliper **and selected from the city's approved tree list.**~~
7. Walkway: A minimum five foot (5') wide walkway shall be installed which connects the parking lot to the main entrance of the building and also leads to the public sidewalk parallel to the street. This walk shall be of a different material from the parking lot surface so it is easily identified and separates pedestrian traffic routes from the vehicle movement patterns.
8. Parking Areas: Parking areas shall have concrete edging installed to separate landscaping **using Xeriscape methods** from parking areas. Required parking areas shall install landscaped islands **using Xeriscape methods** with raise curbs. Islands shall not be placed over asphalt or concrete. A curb shall be provided along all interior roadways to prevent vehicular intrusion into landscaped areas. Whenever a landscaped island under this provision is required, it shall be a minimum width of nine feet (9') and shall extend the length of the parking stalls it abuts. Landscaped **using Xeriscape methods** island shall be required for each of the following conditions:
  - a. The end of each row of stalls if the row exceeds ten (10) parking stalls in length.

- b. One island shall be placed to divide a longer row of stalls so there are no more than twenty (20) stalls between islands.
- c. To define parking lot entrances.
- d. To define the main interior circulation road pattern.
- e. All Landscaped areas must be constructed using approved Xeriscape methods to conserve irrigating.



#### 10-8-16: SITE PLAN APPROVAL REQUIRED:

A. A site plan shall be submitted to the Planning Commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk and character of building, the provision for off street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the Planning Commission prior to the issuance of a building permit.

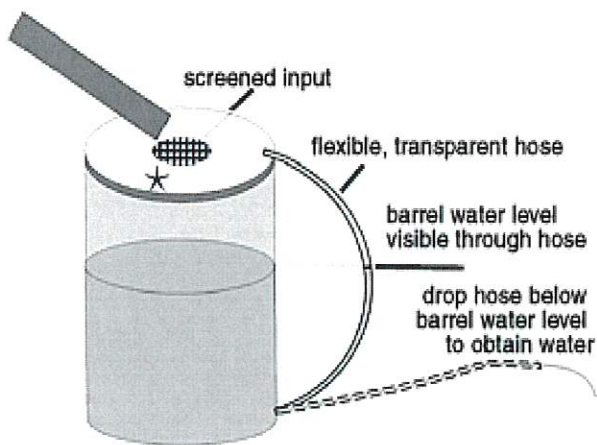
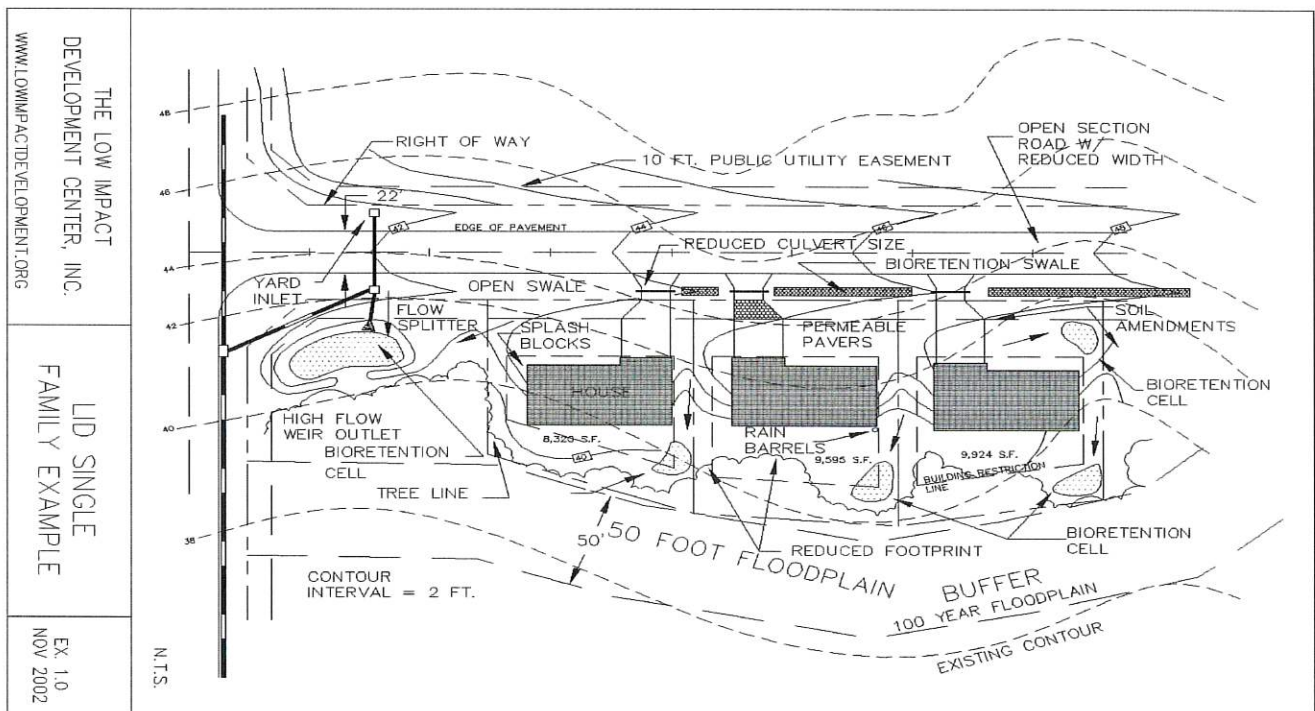
B. A site plan shall include landscaping applying Xeriscape, low irrigation methods and LID (Low Impact Developments) practices, fences and walls designed to further the purpose of the regulations for commercial, manufacturing and multiple housing zones, and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant. The site plan shall include a Comprehensive Sign Plan.

C. In considering any site plan, the Planning Commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and

satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this title have been met.

D. In approving site plans, the Planning Commission may act on a site plan submitted to it or may act on its own initiative in proposing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith.

E. The process for site plan reviews is established in section [11-3-3](#), "Technical Review", of this Code. (Ord. 2017-08, 7-20-2017, eff. 7-20-2017)



Rain barrels are low-cost, effective, and easily maintainable retention and detention devices that are applicable to residential, commercial and industrial sites to manage rooftop runoff.

8-8-22

Mayor & Council

Request to add additional stop signs and a crosswalk.

Requesting to add two stop signs, stop bars and a crosswalk before 2022-2023 school session starts up, making the intersection at 4100 West 1975 North a four way stop and adding a crosswalk on the eastside of the intersection from the Panunzio Subdivision to the Maverick C store running North and South on 1975 North, making it safer for pedestrians to cross. A Traffic study was completed June 13 2022, per section **2B.04** a stop-controlled intersection would be warranted at this location, please see attached.

Adding a 2 stop signs making the intersection a four way stop also adding a crosswalk, I feel is needed as the subdivision continues to grow.

Cost per sign \$150.00 X 2 = \$300.00

Cost per stop bar \$30.00 X 2 = \$60.00

Cost per Crosswalk = \$800.00 to \$1000.00

**Total cost = \$1,360.00**

A handwritten signature in black ink, appearing to be 'D. H.' followed by a long horizontal stroke.

Find address or place

100

100

2011

10

10

40 ft

June 13, 2022



RE: Intersection Control Evaluation – 1975 North and 4100 West Stop Sign, Plain City, Utah

The following intersection evaluation is for the existing two way (north / south) stop controlled intersection located at 1975 North and 4100 West in Plain City, Utah. The stop sign is placed with north/south being stopped however as additional development is proposed to the south of 1975 North along 4100 West it is proposed that the intersection be evaluated as an all-way stop and two way stop to determine the most prudent control for the intersection. This evaluation will consider level of service, safety and national guidelines for stop controlled intersections (MUTCD) to determine the recommended control for this intersection.

#### **Existing Condition**

This evaluation is for 1975 North and 4100 West in Plain City, Utah. 1975 North (Rt 3442) is posted at 35 MPH and has a 2020 Average Annual Daily Traffic (AADT) volume of 5,600 vehicles per day. 4100 West is posted at 30 MPH north of 1975 North and 25 MPH south of 1975 North. The study intersection and existing AADT is shown in Figure 1.

1975 North and 4100 West in Plain City, Utah is currently a two way (north / south) stop controlled intersection. There are no auxiliary lanes at the intersection. The existing traffic counts were performed Wednesday May 25, 2022 during the AM (7:00 – 9:00 AM) and PM (2:30 – 6:00 PM) peak periods. The existing geometry and existing traffic volumes used in the study are shown in Figure 2.

#### **Traffic Projections**

There is a development planned on the south side of 4100 West with 107 single family homes. This subdivision is estimated to generate 79 AM, 106 PM and 1,010 daily trips (per ITE 10<sup>th</sup> Generation Handbook). This traffic is assumed to split 90% to/from the north at 1975 North / 4100 West and 10% to/from other roadways to the south. At the intersection of 1975 North / 4100 West the directional split is estimated at 5% to/from the north, 25% to/from the west and 70% to/from the east. The traffic projected by the site at 4100 West / 1975 North is shown in Figure 3 as well as the total traffic (existing traffic plus site traffic).

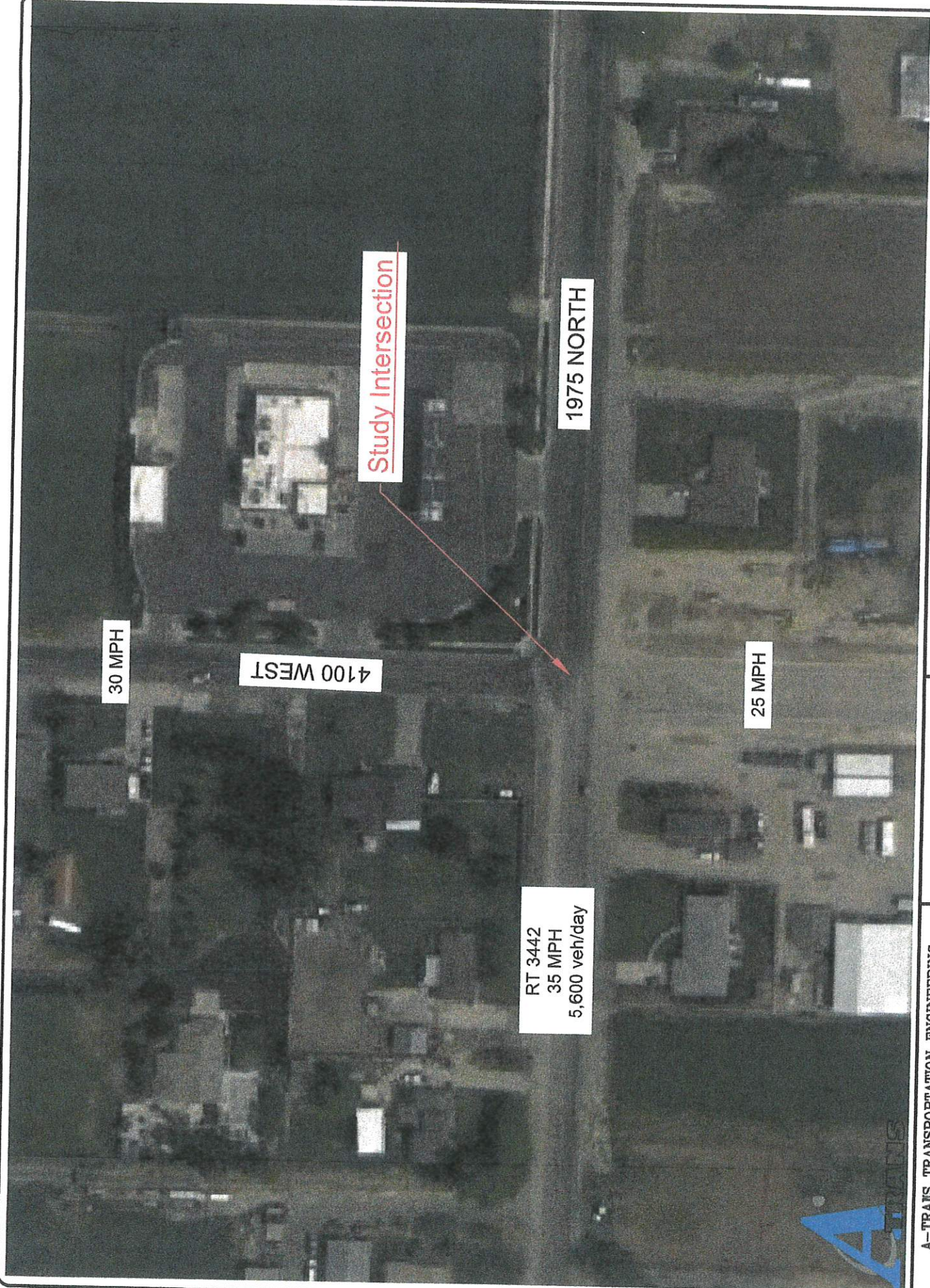


Figure 1

Site Location

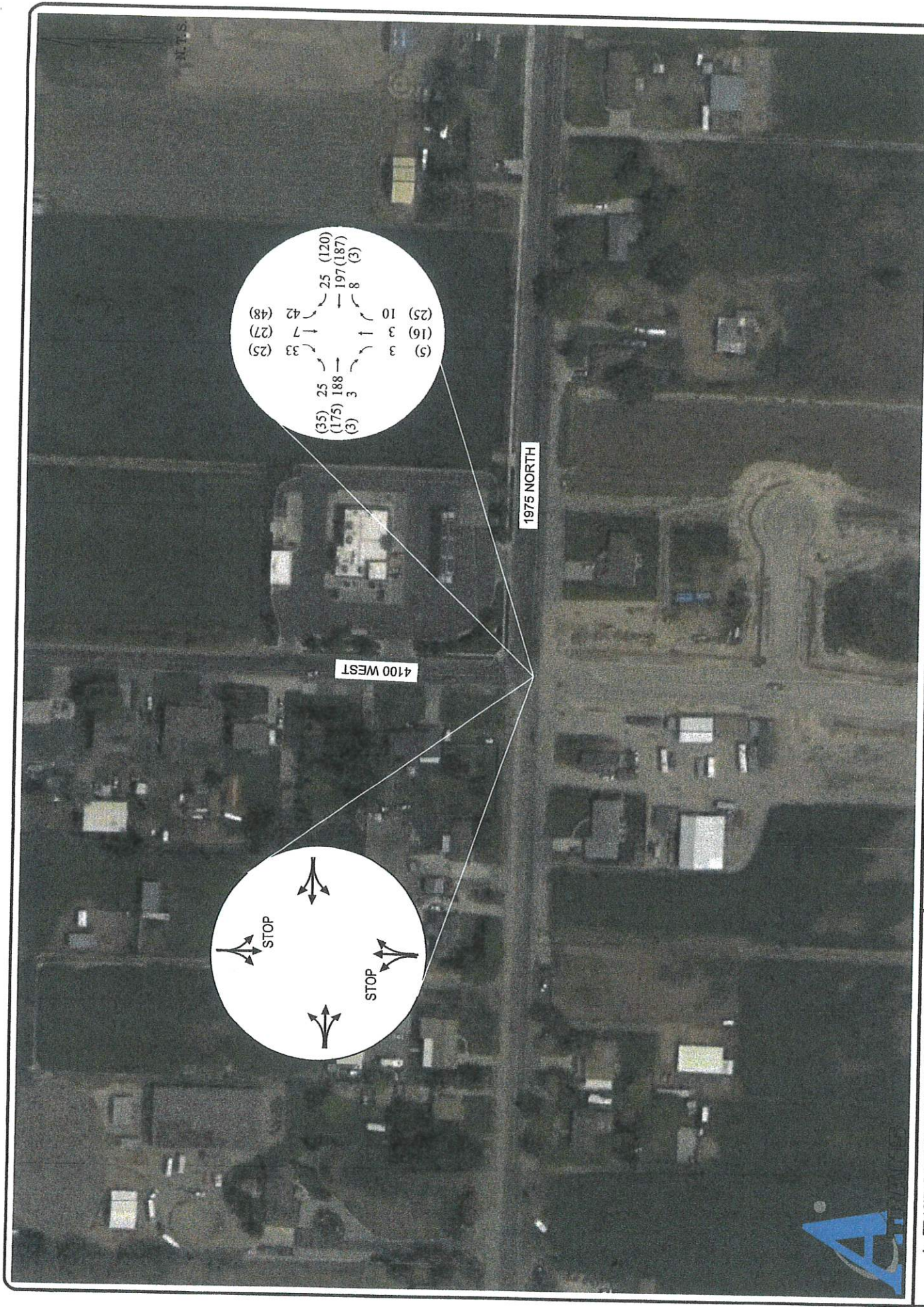


Figure 2

Existing Conditions

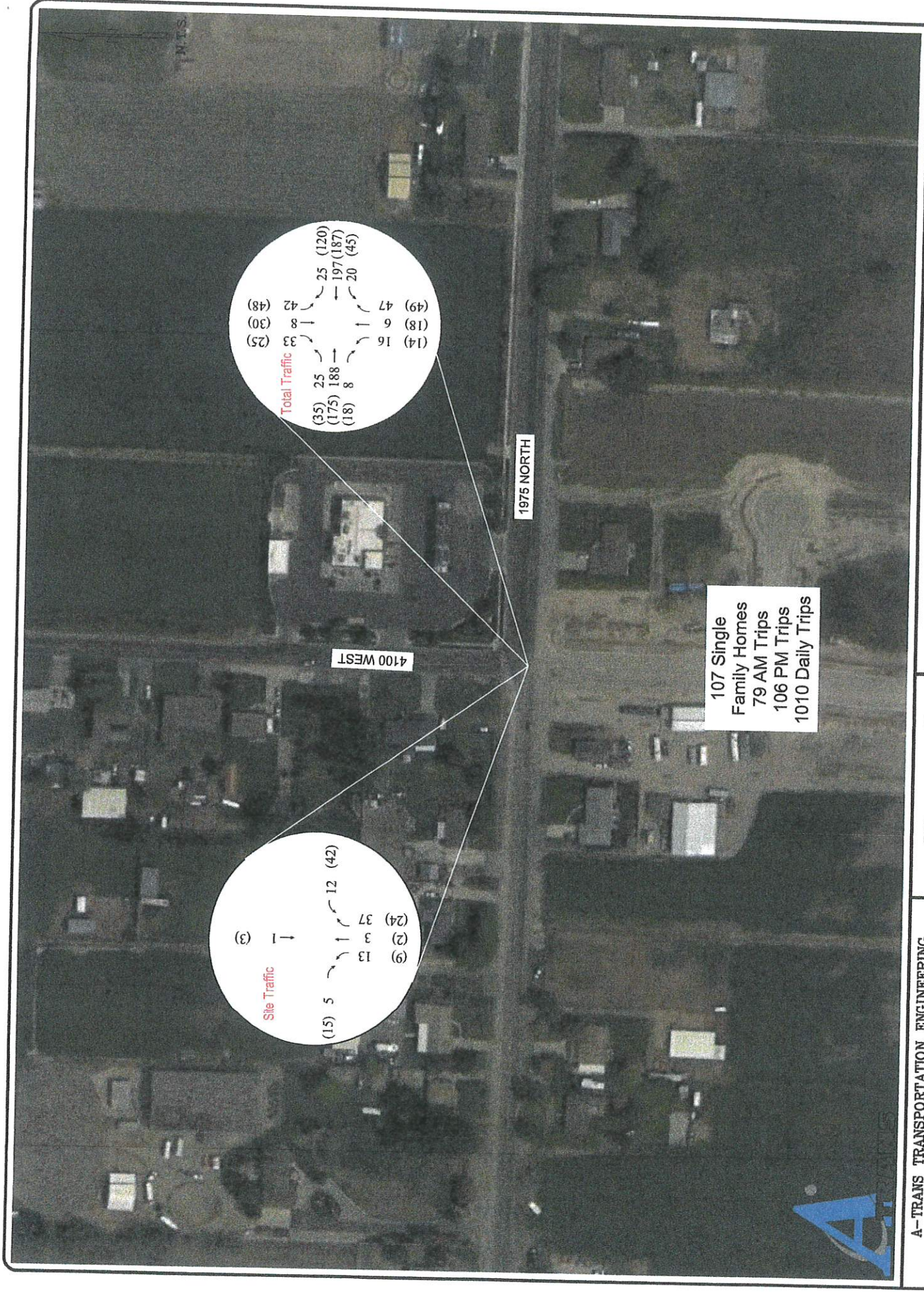


Figure 3

Future Conditions

### Level of Service Analysis

The 6<sup>th</sup> Edition Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 1 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

**Table 1: Intersection LOS-Delay Relationship**

| Level of Service | Unsignalized                  | Signalized                    |
|------------------|-------------------------------|-------------------------------|
|                  | Total Delay per Vehicle (sec) | Total Delay per Vehicle (sec) |
| A                | $\leq 10.0$                   | $\leq 10.0$                   |
| B                | $> 10.0$ and $\leq 15.0$      | $> 10.0$ and $\leq 20.0$      |
| C                | $> 15.0$ and $\leq 25.0$      | $> 20.0$ and $\leq 35.0$      |
| D                | $> 25.0$ and $\leq 35.0$      | $> 35.0$ and $\leq 55.0$      |
| E                | $> 35.0$ and $\leq 50.0$      | $> 55.0$ and $\leq 80.0$      |
| F                | $> 50.0$                      | $> 80.0$                      |

The level of service analysis for 1975 North / 4100 West is shown in Table 3. The analysis indicates that the intersection operates with LOS B or better for all movements in the existing condition. With the additional development and remaining as a two way stop controlled intersection the LOS is at LOS C or better for all movements.

The level of service analysis indicates that the intersection will operate with acceptable LOS as both a two way and all-way stop controlled intersection.

**Table 2: 150 North / 525 West Intersection Analysis**

|                                               | NBL    | EBL    | WBL    | SBL    |
|-----------------------------------------------|--------|--------|--------|--------|
| Existing Traffic (N/S Stop)                   | 11.9/B | 7.9/A  | 7.8/A  | 14.9/B |
|                                               | 11.6/B | 7.8/A  | 7.6/A  | 13.6/B |
| Existing + Development Traffic (N/S Stop)     | 13.0/B | 7.9/A  | 7.8/A  | 16.9/C |
|                                               | 12.8/B | 7.8/A  | 7.8/A  | 16.4/C |
| Existing + Development Traffic (All-Way Stop) | 9.1/A  | 11.1/B | 11.4/B | 9.6/A  |
|                                               | 8.8/A  | 10.3/B | 10.1/B | 9.4/A  |

## MUTCD Warrant

A warrant analysis is performed for the intersection of 4100 West / 1975 North.

Red indicates the warrant analysis.

Black denotes the MUTCD standard.

### MUTCD Section 2B.04 (Right of Way at Intersections) states

*Engineering judgment should be used to establish intersection control. The following factors should be considered:*

- A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;*
- B. Number and angle of approaches;*
- C. Approach speeds;*
- D. Sight distance available on each approach; and*
- E. Reported crash experience.*

*YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:*

- A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law; Criteria Met*
- B. A street entering a designated through highway or street; and/or Criteria Met*
- C. An unsignalized intersection in a signalized area. Criteria Not Met*

*Per section 2B.04, a stop controlled intersection is warranted at this location.*

### MUTCD Section 2B.07 (Multi-way Stop Applications) states

*Guidance:*

*The decision to install multi-way stop control should be based on an engineering study.*

*The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

- A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal. Criteria not met (for the major street volume of 580 veh/hr projected at this intersection, side street volume must be over 375 veh/hr to meet the signal warrant. These volumes are not present)*
- B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions. Crash Data Not Available*
- C. Minimum volumes:*
  - 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and Criteria Met (463 AM Entering Vehicles, 580 PM Entering Vehicles)*
  - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the*

highest hour; but *Criteria Not Met (152 AM Entering Vehicles, 184 PM Entering Vehicles)*

3. If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2. *Potential Criteria Met (The posted speed along 1975 North is 40 MPH, if it is found that the 85<sup>th</sup> percentile speed is above 35 MPH the peak hour volumes in both the AM and PM will warrant the multi-way stop)*

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition. *Crash Data Not Available*

*Per section 2B.07, a Multi-Way Stop Controlled intersection is only warranted if the 85<sup>th</sup> percentile speed at this location along 1975 North is found to be greater than 40 MPH.*

### Auxiliary Lanes

The intersection of 4100 West / 1975 North currently has no auxiliary lanes for any of the four approaches. Plain City does not have auxiliary lane requirements and therefore default to UDOT standards. 4100 West and 1975 North are most similar to a Category 5 UDOT roadway.

According to UDOT Administrative Rule R930-6 a Category 5 roadway requires:

- A left turn deceleration lane with taper and storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vehicles per hour. The taper length must be included in the required deceleration length.
- A right turn deceleration lane and taper length is required for any access with a projected peak hour right ingress turning volume greater than 25 vehicles per hour. The taper length must be included in the required deceleration length.
- A right turn acceleration lane and taper length is required for any access with a projected peak hour right turning volume greater than 50 vehicles per hour when the posted speed on the highway is greater than 40 mph. The taper length must be included in the required acceleration length. A right turn acceleration lane may also be required at a signalized intersection if a free-right turn is needed to maintain an appropriate level of service for the intersection.
- Right turn deceleration and acceleration lanes are generally not required on roadways with three or more travel lanes in the direction of the right turn.
- A left turn acceleration lane may be required if it will be a benefit to the safety and operation of the roadway.
- A left turn acceleration lane is generally not required where the posted speed is less than 45 mph, the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.

Based on this standard the following turn lanes are prudent:

- Eastbound Left
- Westbound Left
- Westbound Right
- Southbound Left

### Summary

The level of service analysis indicates that the intersection will operate with acceptable LOS as both a two way and all-way stop controlled intersection.

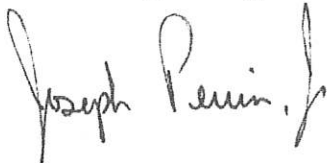
The warrant analysis shows that a signal is not warranted yet at this location but a stop controlled intersection is warranted. The Multi-Way Stop Controlled intersection is only warranted if the 85<sup>th</sup> percentile speed at this location along 1975 North is found to be greater than 40 MPH. It is recommended that a speed study be performed at this location to determine if there is a speeding issue at this location.

The intersection of 4100 West / 1975 North currently has no auxiliary lanes for any of the four approaches, it is prudent to consider the following turn lanes to improve safety at the intersection; Eastbound Left, Westbound Left, Westbound Right and Southbound Left.

Please let me know if you have any questions.

Sincerely,

**A-Trans Engineering**

A handwritten signature in dark ink, appearing to read "Joseph Perrin, Jr.", with a stylized flourish at the end.

Joseph Perrin, PhD, PE, PTOE  
Principal