

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 18, 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 18, 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: Melissa Miller, Dan Schuler
Present: Glenn Williams, Shad Christensen, Miles Robinson, Parker McGarvey, Jim Flint, Jerry Stephens, Kylie Slater
Also Present via Zoom: Debbie Robinson, Brad Jensen, Marci D, Brandon Richards

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Skeen
Invocation/Moment of Silence: Mayor Beesley

Approval of Minutes from August 4, 2022

Councilmember Jenkins moved to approve the minutes from August 4, 2022. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Comments: Public
None.

Report from Planning Commission

Rob Ortega informed the council of the public hearing that was held on the proposed xeriscape ordinance that is on the agenda tonight for approval. Mayor Beesley asked if Weber Basin had been contacted to find out the ordinance met with their approval. Rob stated he wasn't aware of that being done. Mayor Beesley suggested sending a draft to them for review before final approval is given. Rob stated it would be good to get the council's input on any changes and then send it to Weber Basin after that. Rob spoke about the final approval for Robson Farms and Pappy Estates, both of which are on the agenda. He mentioned preliminary approval for Sage Creek Subdivision stating their approval has been tabled due to some issues that are still being worked on. Mayor Beesley reminded Rob about the well located on the property for Sage Creek and asked that they keep that and the owner of the well in mind moving forward. Rob mentioned that was one of the issues that needed to be resolved before anything could be approved.

Discussion/Motion: Final Approval – Stillcreek Phase 3E - 3275 N 3450 W - 8 lots

Mayor Beesley stated that he met with Visionary Homes last week along with Councilmember Sadler and Dan Schuler. They confirmed that the homes being built would not be rentals and would each have their own water, sewer and electric meters. Dan met with engineering to make sure separate meters could be achieved. Mayor Beesley asked Parker McGarvey if he had contacted Bona Vista. Parker stated he had and they gave their approval for the size of the meter going to each unit. Councilmember Beal pointed out that the paperwork she was looking at was still worded as "rental". Mayor Beesley suggested clarifying any discrepancies in the motion. **Councilmember Sadler moved to give final approval for Stillcreek Phase 3E with the exceptions that the units are not rented, but owned and each unit will have their own gas, electric and sewer/water meters. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Final Approval - Robson Farms Phase 3 - 3600 W 2100 N - 11 lots

Mayor Beesley started by asking Jim Flint to refrain from sending maps to council on the day of council meeting. Councilmember Sadler stated it needs to be in the council packets for review. Jim stated he met with Dan and Brad and made the changes as requested. Shad Christensen noted there were two sections of comments and those were addressed with Brad. Mayor Beesley asked about the odd design of lot 20 and wanted to know if it could be squared off. Shad stated the problem with the lot has to do with the frontage and so the little section would allow for an RV to be parked since it is shallow. Councilmember Sadler asked Dan Schuler if he felt as though all of Brad's comments had been addressed. Dan affirmed that they had. Councilmember Jenkins asked for more clarification on lot 20 and Shad explained the lot is so shallow that a side load garage was really the best set up for the property. Mayor Beesley inquired about the depth of the lot and Shad stated it was 97 feet. **Councilmember Sadler moved to give final approval for Robson Farms Phase 3. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

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Discussion/Motion: Final Approval - Pappy Estates – 3475 W North Plain City Road – 18 lots

Mayor Beesley asked Glenn Williams about some of the drawings. He spoke about the south end and wanted to make it doesn't turn into an RV storage area. He also stated 2800 North will only be paved 20 feet on the west side and 20 feet on the east side. Mayor Beesley mentioned the improvements were never completed and the asphalt was short. He stated curb and gutter will be completed on the south side of the road with sidewalk on the north side. The entire intersection will be completed. Councilmember Sadler asked about "Parcel A". Mayor Beesley stated it is the detention basin that will be lined with stone, fabric and 6' fencing. Councilmember Sadler also asked that lots 5 and 6 be restricted to face 3475 West. Glenn also asked if the garage would also need to face 3475 as well and Councilmember Sadler affirmed that it would. Mayor Beesley also addressed connectivity issues and asked Planning Commission to pay closer attention to those on the plats they review. Rob Ortega reviewed the plans Mayor Beesley was looking at for clarification. He stated the Planning Commission has discussed this before and the current ordinance allows for what is on the plat. Councilmember Sadler suggested looking at that ordinance and making changes to it. Rob stated he would take their concerns back to the commission. Mayor Beesley asked Brad if he was okay to move forward and he stated he was. Councilmember Jenkins inquired if lots 5 and 6 would need to be included in the motion. Councilmember Sadler said yes. **Councilmember Jenkins moved to approve Pappy Estates Subdivision as presented with the exception that the driveways for lots 5 and 6 face 3475 West. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Final Approval - Sunflower Subdivision

Mayor Beesley stated this is just a matter of releasing the 10% contingency. Councilmember Sadler asked about the hand drawing included in their packet. Dan stated the drawing was there to illustrate the second sewer so nothing is accepted that would need to be fixed later. **Councilmember Sadler moved approve Sunflower Subdivision. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Ordinance – Xeriscape Standards

Councilmember Sadler wondered if requiring zero in commercial zones was a good idea. Mayor Beesley stated yes, but added they are welcome to plant trees. Dan pointed out that grass areas in commercial zones end up with 50% of the water usage ending up on the asphalt. Dan stated they can use bubblers or low watering systems, but Councilmember Sadler asked if the city was requiring it. Dan said that would be decided through Planning Commission and he had given them examples of low watering systems as well as the types of plants to be used. Dan stated the city is being pressured to adopt the LID (Low Impact Development) by the State. Mayor Beesley wondered if the city should consider adding wording to require shrubs and trees be added to the perimeter of commercial areas. Councilmember Sadler stated his concern is that if the verbiage is not included, there will be no landscaping on the property. Mayor Beesley agreed that some kind of verbiage should be included to guide commercial property developers. Councilmember Sadler requested that fabric be required underneath any landscaping that uses rock. Mayor Beesley asked that something be written for all parking lot landscaping. Councilmember Sadler suggested using the square footage as a guide for landscaping percentages. He also stated there should be something included to address the caliper of the trees being planted. Dan mentioned he has been working closely with Weber County on the city ordinance. Mayor Beesley asked that Weber Basin review the ordinance to ensure it meets their criteria for the discounts available. Councilmember Sadler stated he heard rain barrels were not legal in Utah. Councilmember Panunzio stated 2500 gallons could be stored, but no more than that. Dan talked about LID provisions regarding rain barrels and how they could be used. Councilmember Sadler wondered if it was time to consider underground retention barrels. Councilmember Beal clarified that the Planning Commission would revise the ordinance to require shrubs and trees and get Weber Basin's approval before it was brought back to the council for final approval. Mayor Beesley confirmed that was what he would like to have happen. He asked that Dan make the changes and get it on the agenda for Planning Commission so that it would only be another two weeks out. Dan said he could have the changes made and sent out to the commission and Weber Basin the next day. Councilmember Beal asked Dan to submit a copy with the changes to her as well. **Councilmember Sadler moved to send the Xeriscape Standards Ordinance back to Planning Commission for Weber Basin's approval. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

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Discussion/Motion: 4100 W 1975 N Intersection

Mayor Beesley went through the traffic study in the council packets. There are some points the city meets and others that are not met right now. He mentioned within a year an additional 50-60 homes would be constructed which would add more traffic to this intersection. He invited Kylie Slater, from Weber County Sheriff's Office, to address the council regarding his thoughts. Kylie stated the intersection is definitely busy. His concerns with a 4-way stop would include backed up traffic due to the high school; traffic diverting to alternative roads causing more speeding issues; racing issues. He stated he would prefer either a traffic light or a roundabout to ensure traffic flow while helping to break up the traffic. Councilmember Panunzio stated a bus stop is located at that intersection as well so that would be affected. Kylie stated morning and afternoon traffic is already problematic, but adding a 4-way stop could divert traffic onto peripheral roads and that could cause more issues, especially around the elementary school. Councilmember Panunzio stated the roundabouts in Riverdale City help keep traffic moving better. Councilmember Sadler stated he heard it would cost up to \$600,000 to build a roundabout. Councilmember Panunzio argued that the price was dependent on what type of roundabout was built. He also stated they help reduce the speed well. Councilmember Beal stated they are used in Europe and people used them well, but she had concerns with them here in the states after watching how some people reacted to using them. Mayor Beesley pointed out that roundabouts are still a bit newer to Utah, but they are becoming more common. There was some discussion regarding traffic patterns and changing the speed limits as necessary. Dan stated the engineer recommended widening the turn lanes and cleaning up the corners to help alleviate traffic. He recommended being proactive by putting something in place now. Councilmember Sadler asked about pricing for roundabouts and Dan stated for a single lane he was quoted \$350,000 which included curbing the tops to accommodate semi-trucks and trailers. Mayor Beesley went through the 4-way stop cost sheet included in the council packets that Dan provided and suggested adding flashing yellow lights to alert drivers and renting some signs for the first few months to inform drivers of the 4-way stop. Councilmember Beal worried that the addition of the 4-way stop would create more back up with the traffic. Councilmember Skeen stated there was no simple solution, especially since the cars are so close and coming so fast. He believes the 4-way stop would be better than nothing. Councilmember Beal asked if a stop light might be better. Councilmember Skeen stated any traffic regulation would push cars onto other streets, but there was no easy solution to deal with the amount of traffic on the road. The council discussed the differences between a roundabout and a 4-way stop and how they would help break up traffic. Mayor Beesley stated there were grants to be looked at that could help with cost, but they are 3 to 5 years down the road. Councilmember Beal stated the grants could at least be started. Mayor Beesley agreed and stated a 4-way stop could go in for the time being until a grant is approved. The council discussed marking the road and moving the stop signs to be more visible. Councilmember Jenkins asked if \$3500 would be enough to get the intersection done and Dan said it would. **Councilmember Beal moved to approve stop signs and crosswalk in the amount of \$3500 while the city applies for grants for a roundabout. 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 08/01/2022 to 08/10/2022. **Councilmember Jenkins 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 Beal asked about the city break-in. Mayor Beesley stated there was nothing at this time, but he would talk with her after the meeting. She also asked if the blue can issue was getting better and Mayor Beesley stated it was much better.

Councilmember Sadler wondered if the security system should be upgraded. Mayor Beesley stated there has been lots of discussion on this subject. He also asked that Connex be invited to the next council meeting to give an update on their progress.

Mayor Beesley stated he met with the Weber County Sheriff's Office a few weeks ago and stated he is happy with the job they are doing in our city. He is happy with the presence he is seeing and the stops being made. He stated the school zones definitely need to be monitored, especially the crosswalk on 2600 North. He asked them to keep watch over all school zones to keep the kids safe and mentioned adding additional signage to alert drivers. He then mentioned that Fremont High School requested to paint on the city roads during Homecoming Week and the council members approved it.

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At 8:18 p.m. Councilmember Skeen moved to adjourn and was seconded by Councilmember Jenkins. The vote was unanimous.

DRAFT

City Recorder

Mayor

Date approved _____

NOTICE OF DECISION

Plain City, Weber County, Utah

On August 25, 20 , the Plain City Planning Commission recommends
[X] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled
of an application for Brynlee Acres LLC- property approx. 3459 W North Plain City Rd. request zone from RE-20, A-1 to
RE-18.5
received from (Applicant): Rick Scadden

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 City Council approval of Brynlee Acres LLC-Rick Scadden property approx. 3459 W
North Plain City Rd. request zone from RE-20, A-1 to RE-18.5 Commissioner Skeen seconded the motion. Vote: Commissioners
Ortega, Maw, Neil, Skeen and Chairman Faulkner voted aye. Motion carried.

Brynlee Acres
Rick Scadden
3459 W North Plain City Rd
Parcel No(s):19-021-0040,19-021-0041,19-021-0048,
19-021-0049,12-021-0050,19-021-0051,19-021-0060

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY RESIDENTIAL PROPERTY FROM AN A-1 and RE-20 ZONE to a RE-18.5 ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 3459 W North Plain City Rd.

Upon consideration of the petition to rezone the hereinafter described real property and the recommendations of the Plain City Planning Commission, and after public hearing on said petition,

THE CITY COUNCIL OF THE CITY OF PLAIN CITY HEREBY ORDAINS:

- 1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as RE-18.5:**

Parcel No: 19-021-0041
Parcel No: 19-021-0041
Parcel No: 19-021-0048
Parcel No: 19-021-0049
Parcel No: 19-021-0050
Parcel No: 19-021-0051
Parcel No: 19-021-0060

- 2. This ordinance shall become effective immediately upon its passage and adoption.**

Passed and ordered posted this _____ day of _____, 2022.

Mayor Jon Beesley

ATTEST:

City Recorder

Zoning Amendment Application

Location of Property 3459 W. North Plain City Rd.

Land Serial Number(s) 190-21-0040, 190-21-0041, 190-21-0048, 190-21-0049, 190-21-0050, 190-21-0051, 190-21-0060

Request from Zone RE-20, A-1 to Zone RE-18.5

FEE: \$200.00 Date paid 7-20-22 Receipt # 2035057

*Property Owner Brynlee Acres LLC - Rick Scadden

Phone 601-725-0789 Fax _____

Mailing Address 118 E Lomond View Dr. Zip 38414

Developer/Agent Rick Scadden

Phone 601-725-0789 Fax _____

Mailing Address 118 E Lomond View Dr. Zip 38414

E-Mail Address rickscadden@gmail.com

LEGAL DESCRIPTION: Please AttachTOTAL AREA – Acres or Square Feet: 9.39 Acres

Please attach a letter addressing the following:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - adopted goals and policies as expressed in Plain City's General Plan
 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?
4. Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

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

AFFIDAVIT

Application # _____

PROPERTY OWNER

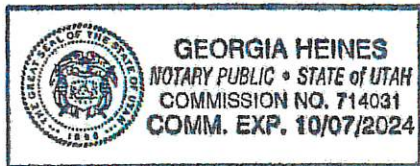
STATE OF UTAH)
) ss
COUNTY OF WEBER)

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

Rick Scadden
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 18 day of July, 2022.



Georgia Heines

(Notary)

Residing in Weber County, Utah

My commission expires: 10-7-24

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)

Residing in Weber County, Utah

My commission expires: _____

July 18, 2022

Plain City Corp
4160 West 2200 North
Plain City, Utah 84404
801-731-4908

Re: Brynlee Acres LLC, Rezoning Request

To whom it may concern,

I am writing with respect to the above referenced proposed rezone.

Brynlee Acres, LLC (the "Applicant and Owner") requests a rezone of the 9.39 acres located at 3459 W North Plain City Road. Brynlee Acres is 9.39 acres consisting of seven parcels. Four parcels are currently zoned RE-20. Three parcels were annexed in November of 2021. These three parcels were zoned A-1 prior to annexation and given that same zone classification upon annexation. These three parcels currently are zoned A-1.

The updated 2018 General Plan classification where all seven parcels reside is "medium density, residential-1" with a zoning classification of RE-18.5. Prior to 2018 the General Plan classification and code called for RE-20 which is why four of our parcels are currently zoned RE-20.

Now that all seven parcels fit within city limits, and since a revision of the General Plan and zoning classifications were updated in 2018. We request that all seven parcels be rezoned to the new RE-18.5 classification that was given to our area.

Proposed parcels going from A-1 to RE-18.5-Highlighted in ORANGE on the attached map

190-21-0040, 190-21-0048, 190-21-0060

Proposed parcels going from RE-20 to RE-18.5-Highlighted in PINK on the attached map

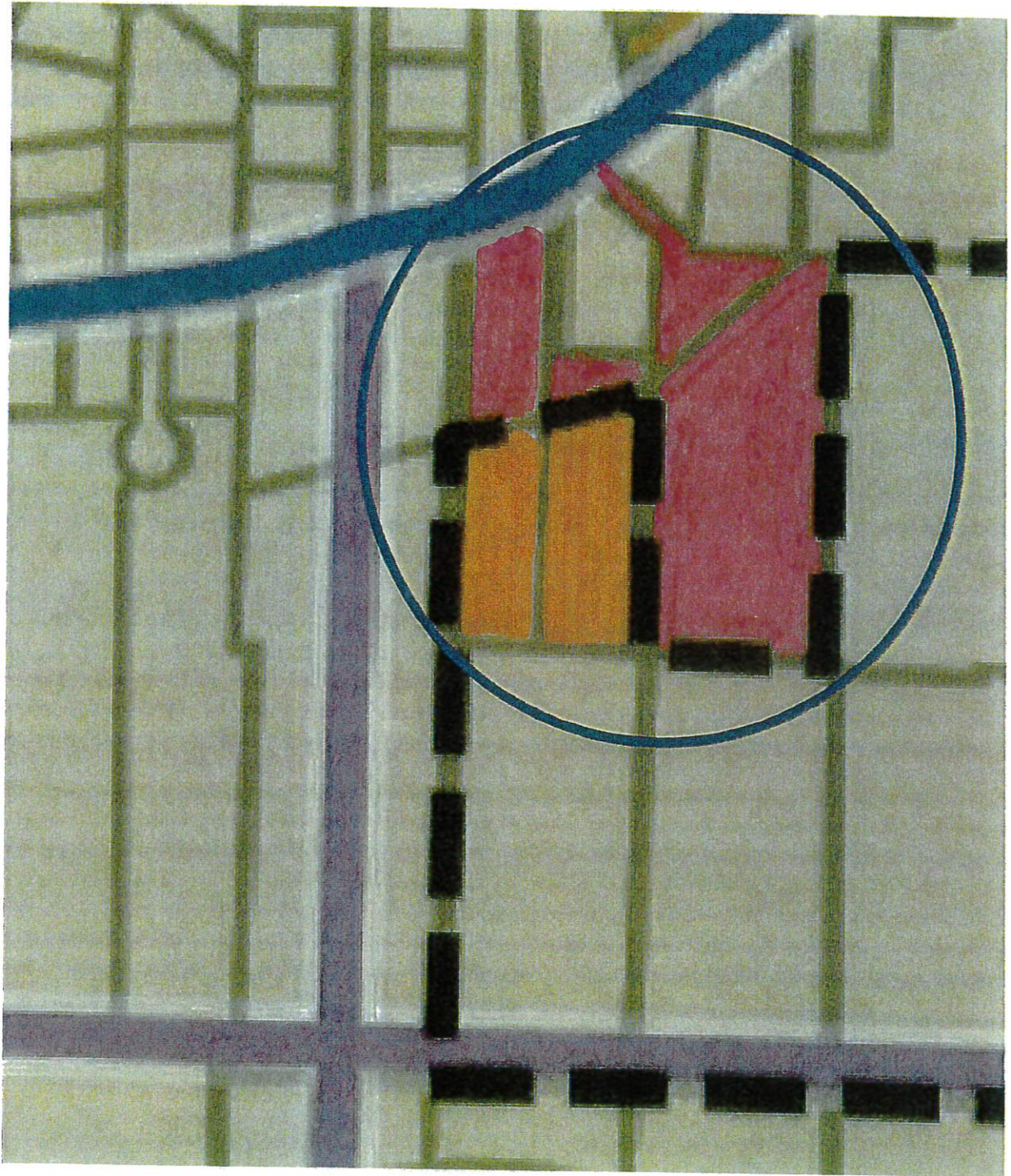
190-21-0041, 190-21-0049, 190-21-0050, 190-21-0051

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Scadden", with a stylized, flowing script.

Rick Scadden
Brynlee Acres, LLC
801-725-0789



Future Land Use Map

NOTICE OF DECISION

Plain City, Weber County, Utah

On August 25, 20 22, the Plain City Planning Commission recommends
[X] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled
of an application for Conditional Use Permit application with Senior Overlay approximately 2800 W 2600 N,
received from (Applicant): Randy Marriott and Jeff Hales

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 Ortega motioned to recommend City Council approval for the Conditional Use Permit with Senior Overlay
approximately 2800 W 2600 N. Commissioner Skeen seconded the motion. Vote: Commissioners Ortega, Maw,
Skeen, Neil and Chairman Faulkner voted aye. Motion carried.

Randy Marriott/Jeff Hales
2800 W 2600 N
Parcel No: 19-036-0076, 19-036-0072,
19-036-0075 (part of)

ORDINANCE #

AN ORDINANCE AMENDING THE ZONING MAP AND THE UNIFORM ZONING ORDINANCE OF THE CITY OF PLAIN CITY TO RECLASSIFY COMMERCIAL PROPERTY OF C-2 TO INCLUDE A SENIOR HOUSING OVERLAY. THIS PROPERTY IS LOCATED APPROXIMATELY 2800 W 2600 N.

Upon consideration of the petition to rezone the hereinafter described real property and the recommendations of the Plain City Planning Commission, and after public hearing on said petition,

THE CITY COUNCIL OF THE CITY OF PLAIN CITY HEREBY ORDAINS:

- 1. The zoning map of Plain City, Utah, is amended to reclassify the following described property as C-2 with a Senior Housing Overlay Zone:**

Parcel No: 19-036-0076
Parcel No: 19-036-0072
Parcel No: 19-036-0075 part of

- 2. This ordinance shall become effective immediately upon its passage and adoption.**

Passed and ordered posted this _____ day of _____, 2022.

Mayor Jon Beesley

ATTEST:

City Recorder

PLAIN CITY CORPORATION

CONDITIONAL USE PERMIT APPLICATION

APPLICANT'S NAME KANDY MARRIOTT / JEREW HATES
ADDRESS 5355 W. 2150 N. STATE UTAH ZIP 84404
PHONE NO. 801-540-9947 DATE SUBMITTED 4-7-22

ADDRESS OF SITE BEING CONSIDERED: 2800 W. 2600 NORTH -

TAX ID NUMBER OF PARCELS BEING CONSIDERED: 19-036-0074

FEE: \$200.00

19-036-0072

19-036-0075 PART OF:

Application is hereby made to the Planning Commission requesting that the following land use SENIOR OVERLAY

be approved as a "Conditional Use" on 4 ACRES in zone C-2
Sq. ft or acres

in accordance with the attached site plan.

Please Complete the Following:

1. Please state in detail what is intended to be done on or with the property. Include a site plan as required in the Plain City Ordinance.

A PRATO HOME COMMUNITY - 55 YEARS OLD
WITH AN HOA (SEE ATTACHED PAT)

2. Explain fully how this application of land use will satisfy each of the following conditions:

- (a) Why is this use at this particular location necessary or desirable to provide a service of facility which will contribute to the general well-being of the neighborhood or community?

EVERY COMMUNITY OR CITY NEEDS
TO PROVIDE AN AREA FOR SENIORS TO LIVE-TO HAVE
HOME OWNERSHIP ON ONE LEVEL WITHOUT THE
WORRY OF YARD CARE AND SNOW REMOVAL.

- (b) How will the proposed use promote the general welfare of persons and property in the vicinity?

THIS PROPERTY IS CURRENTLY UNUSABLE
BECAUSE OF THE SURROUNDING DEVELOPMENT. IT HAS BECOME
A WEED PATCH, PATCHES OF BARE GROUND, A DUMPING
GROUND FOR CONCRETE, GRASS CLIPPINGS, ETC. WHEN DEVELOPED
IT WILL BE A PLACE WITH NEW HOMES, WELL MANICURED YARDS
AND A FRIENDLY ATMOSPHERE!!

(c) How will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, and landscaping?

THE PATIO HOME COMMUNITY PROVIDES A GOOD BUFFER BETWEEN SINGLE FAMILY AND THE C-2 ZONE. ACCESS TO 2600 NORTH HAS BEEN IMPROVED THROUGH UDOT.

(d) How does the proposed use conform to the goals, policies, governing Principles and projected land use of the General Plan?

THIS IS A CONDITIONAL USE IN THE GENERAL PLAN ALLOWING A SENIOR OVERLAY PATIO COMMUNITY FOR 55 YEARS AND BODOT -

List the names and addresses of all property owners located within 500 feet of any point of the affected property. Attach additional sheet if necessary. The City will send out letters to the landowners informing them of this project.

Name

Address

_____	_____
_____	_____
_____	_____
_____	_____

4-7-22

Date

Jeff W. Hales

Signature of Applicant

I authorize JEFF W. HALES to act as my agent in all matters relating to this application.

Randy Mancoske
Owner of Property

FOR OFFICE USE

Approved/Denied _____ Date _____ Permit #: _____

Conditions:

Scale in Feet

0' 15' 30' 45' 60'

LOT LINE	ADJACENT PARCEL	SECTION NAME	OWNER	ADDRESS	CITY	STATE	ZIP	PHONE	TELETYPE	TELEFAX	EMAIL	WEBSITE
1	2	3	4	5	6	7	8	9	10	11	12	13

LEGEND

- WELCH COUNTY MOMENT ADJUSTED
- SET 24" REBAR AND CAP
- MANHOLE JACKETS ESTABLISHED



LEGEND

- WELCH COUNTY MOMENT ADJUSTED
- SET 24" REBAR AND CAP
- MANHOLE JACKETS ESTABLISHED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
APRIL 2022

I, THOMAS H. WINTER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, AND THAT I AM REGISTERED IN ACCORDANCE WITH TITLE 14, CHAPTER 2, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN ON THE ATTACHED MAP, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REFERENCE OR REESTABLISH SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND REFERENCE OR REESTABLISH SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2011.

SIGNED THIS _____ DAY OF _____, 2021.

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

AND HEREBY DEED, GRANT AND CONVEY TO OUR CITY, NEENAH COUNTY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESCRIBED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEEDicate A PLANT WATER FACILITY OVER, UNDER, ABOVE, AND ALONG SAID TRACT OF LAND, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PLANT WATER SERVICE LINES, FROM DRAINAGE FACILITIES OR THE STATE OF UTAH, PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, AND THE CONVEYANCE OF WATER DRAINAGE FACILITIES TO THE CITY OF NEENAH, NEENAH COUNTY, UTAH, AND TO THE SCULPINE PAULD SUBDIVISION HOME OWNERS ASSOCIATION AL, THOSE PORTIONS OF SAID TRACT OF LAND DESCRIBED AS COMMON AREA TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF WATER DRAINAGE FACILITIES, SEWER, WATER, GAS, ELECTRIC AND CABLE, CULVERT, WATER, SEWAGE, WATER, AND SANITARY SEWER FOR THE BENEFIT OF EACH OWNER, AND DEEDicate GRANT AND CONVEY TO THE CITY OF NEENAH, NEENAH COUNTY, UTAH, AND TO THE SCULPINE PAULD SUBDIVISION HOMEOWNERS ASSOCIATION INC, AN EASEMENT OVER ALL THOSE CERTAIN PORTIONS OF SAID TRACT OF LAND DESCRIBED AS COMMON AREA AND TO THE BENEFIT OF EACH OWNER AND THEIR QUESTS.

SIGNED THIS _____ DAY OF _____

DOUBLE J DEVELOPMENT

STATE OF UTAH)
COUNTY OF _____) ss:

On this _____ day of _____, 2021, personally appeared before me JEFF W. HALL, whose identity is personally known to me (or shown on the basis of satisfactory evidence) and who by my duly sworn affidavit, did say that he is the owner of all right, title and interest in and to the above described real estate, and that he is the sole member of the Utah Salt Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JEFF W. HALL acknowledged to me that said Corporation executed the same.

On this _____ day of _____, 2021, personally appeared before me JEFF W. HALETS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/informed, did say that he/she is the MANAGING MEMBER OF DOBBIE DEVELOPMENT, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolutions of its Board of Directors), and said JEFF W. HALETS acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC

VICINITY MAP

NOT TO SCALE

Scale in Feet

NOTES

AREAS WITHIN PLAIN CITY LIMITS EXPERIENCE A SEASONALLY HIGH OR FLUCTUATING WATER TABLE. IN ADDITION, THERE ARE AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY PLAIN CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER ISSUES OR THAT SOILS ARE SUITABLE FOR THE CONSTRUCTION SOLUTION OF WATER OR SOIL ISSUES ARE THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF HALES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST, THE SALT LAKE MERIDIAN AND THE STATE PLANE GRID BEARING.

PLAIN CITY PLANNING

THIS IS TO CERTIFY THAT THIS
EDUCATION WAS DULY APPROVED BY
PLANNING COMMISSION.

AIN CITY APPROVAL AND

ACCEPTANCE

PI AIN CITY ENGINEER

I HEREBY CERTIFY THAT THE
REQUIREMENTS OF ALL APPLICABLE
STATUTES AND ORDINANCES
ARE NECESSARY TO CITY ENGINEER

PLAIN CITY ATTORNEY

WE HAVE EXAMINED THE FOREGOING PLAT AND THE DESCRIPTION OF S-CURVE P.L.D. NO. 100. IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE

S1 / 2		COUNTY RECORDER FILED NO. _____ FEE PAID _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDER, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY _____	
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CHAPTER 7**SENIOR HOUSING OVERLAY ZONE****SECTION:****10-7-1: Purpose And Intent****10-7-2: Use Regulations****10-7-3: Area Regulations****10-7-4: General Regulations****10-7-5: Submission Of Application****10-7-6: Planning Commission Consideration****10-7-7: Planning Commission Action****10-7-8: City Council Action****10-7-9: Final Site Plan And/Or Final Plat Approval****10-7-10: Building Permit Issuance****10-7-11: Time Limit****10-7-12: Easements Over Common Areas****10-7-13: Homeowners' Association Required****10-7-1: PURPOSE AND INTENT:****A. Purpose:**

1. The Senior Housing Overlay (SHO) Zone is established for senior housing residential development within a limited area of the City. It is expressly provided that the SHO Zone is not intended to be utilized for all residential development within the City. The SHO Zone shall only be permitted for property approved by the Planning Commission and City Council. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

2. It is established to ensure that adequate housing is available to senior citizens. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

3. It is established to facilitate the development of senior housing projects which are superior in functional design, quality of construction, appearance, and operational standards.

4. It is established to ensure that the requirements of the Americans With Disabilities Act (ADA) and universal design principles are incorporated within senior housing developments.

5. It is established to ensure that the requirements of all disciplines related to the International Code Council are followed.

B. Intent: This zone is designed to provide for residential uses that are appropriate for the development of seniors, recognizing their unique lifestyles and needs, by allowing higher densities, a mix of uses, and requiring in return, higher design and construction standards, as well as the provision of specific site and building amenities. It is the intent of this zone to carry out the policies and objectives of all elements of the General Plan and to meet the standards necessary to satisfy the requirements for public health, safety, and general welfare. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-2: USE REGULATIONS:

A. Conditional Use/Preliminary Development Plan Approval: The residential uses, housing types and the location of the buildings proposed in an SHO Zone may differ from the residential uses, housing types and regulations governing such uses in effect in the zone in which the development is proposed, provided the provisions of this chapter are complied with.

B. Nonresidential Uses: Nonresidential uses may be included in the development to provide a necessary service to the residents of the development or to expand uses in certain areas of the City as determined by the Planning Commission. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-3: AREA REGULATIONS:

At least one household member must be fifty (50) years or older. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-4: GENERAL REGULATIONS:

A. Open Space: A minimum of fifteen percent (15%) open space shall be required of all SHO Zones, except as set forth below. For the purposes of this chapter, "open space" shall mean land and amenities set aside for common areas which are available for

recreational use by residents of the SHO Zone or the public in general where land is dedicated to the City or the City holds a public access easement to the land. Open space acreage proposed to meet the fifteen percent (15%) requirement and encumbered by easements, wetlands, or utilities may only be utilized at a rate of up to fifty percent (50%). The percent applied to such properties shall be negotiated with the Planning Commission and the Planning Commission shall base their recommendation on the usability of that space, the amenities that it will provide, and the impact of the space on the project and the City. Open space shall not include private yard space, roads, parking lots, or dwelling units. The fifteen percent (15%) open space requirement may be reduced when the maximum density otherwise allowable is not requested, and an exceptional amenity or amenities of Citywide benefit are included in, or in conjunction with, the project.

B. Density: The SHO Zone density shall be an average of 6.0 units per acre.

C. Yard And Height Regulations:

1. The yard and height requirements of the adjacent zone around the periphery of the project shall be considered by the Planning Commission and may be modified (greater or smaller), as the Planning Commission deems necessary, in order to provide the privacy to the existing land uses, as well as the proposed land uses in the SHO Zone.

2. Front of building shall not encroach upon the utility easement and shall be a minimum of ten feet (10') from back of curb.

3. Minimum spacing between buildings shall be ten feet (10').

D. Site Development Standards; Signs: Site development standards and sign regulations shall be determined by approval of the site development plan.

E. Land Dedication, Streets, Lighting, And Utilities: The City Council, upon recommendation of the Planning Commission, may consider the dedication of streets, open space, and/or parks within the SHO Zone. Any private roads shall meet City standards for pavement structure. A street lighting plan is required. All utilities to be installed as part of the SHO Zone, shall be placed underground.

F. Guarantee; Deposit In Escrow: The developer will deposit in escrow with an escrow holder approved by the City Council an amount of money equal to the cost of improvements required plus ten percent (10%) as estimated by the developer and approved by the City Engineer under an escrow agreement conditioned for the installation of said improvements within two (2) years from the date the final plat is recorded. The escrow agreement aforesaid shall be approved by the City Council and City Attorney and shall be filed with the City Recorder. The ten percent (10%) improvement guarantee amount will be held for one year beyond the date of conditional final acceptance of improvements.

G. Revisions: As part of the City Council review of the final plat and/or development agreement, the City Council may modify the recommendations of the Planning Commission. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

H. Development Agreement: A development agreement shall be required for all SHO Zones to assure that all conditions of approval, resolution of negotiations, etc., are completed in the final development. The development agreement is a negotiated document. The Planning Commission shall make its recommendation on development agreement standards to the City Council. The City Council shall have the final negotiation and power to approve the final development agreement. The development agreement shall be signed and recorded concurrently with the final plan by the City Council. This agreement runs with the land and contains all the conditions decided upon during the project approval process. Once the Planning Commission has deliberated on the conditional use and the development agreement, the draft development agreement shall be sent to the City Council for review and consideration. The City Council review and/or modification shall be accomplished prior to the Planning Commission review of a preliminary plan or other submittals for the project. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

I. Checking Fees: Checking fees for SHO Zones shall be based on the same standards contained in the subdivision title and fees established for lots shall be applicable to housing units.

J. Architectural Standards: The following minimum architectural standards shall be required of all dwellings within a planned residential unit development:

1. Single-family dwellings shall have at least a two car garage (with minimum interior dimensions of 20 feet by 20 feet) per dwelling unit. Common walls between dwellings may be allowed with prior approval of the Planning Commission with a maximum of three (3) units.

2. Where a garage(s) is placed on the front building facade, the width of the garage door(s) shall not exceed fifty percent (50%) of the total width of the front building facade.

3. Exterior finish materials of single-family dwellings shall be at least thirty percent (30%) masonry. At least fifty percent (50%) masonry shall be required for dwellings with common walls. For the purposes of this section, masonry shall include brick or stone or a material approved by the Planning Commission majority. For all of the dwellings at least twenty five percent (25%) of the front building facade shall be masonry.

4. The minimum roof pitch shall be at least four to twelve (4:12).

5. The minimum square footage of each dwelling area shall be at least one thousand (1,000) square feet above grade and exclusive of garages.

6. All dwellings shall have at least two (2) roof planes on the front building facade. Examples of this requirement include a hip style roof and a gable end on the front elevation with a cross gable.

7. All dwellings shall have at least one relief feature on the front building facade. Examples of relief items include: bay or box windows, cantilevered living areas, covered front porches and foundation projections or recesses.

8. In order to ensure exterior design variation in buildings with dwellings, no more than two (2) dwellings which have the same or very similar exterior design, as determined by the Planning Commission, shall be allowed adjacent to each other.

K. Universal Design: Universal design (also known as "aging in place") is a method of design that seeks to create development that can be used by everyone, regardless of age or physical condition. All projects shall implement, at minimum, the following universal design principles:

1. No step entries.
2. One-story living such that an eating area, bathroom, and sleeping area are available on the same floor.
3. Front doors with a minimum width of thirty six inches (36") to accommodate the use of wheelchairs and thirty two inch (32") free swing doors (34 inch door) on all interior doors.
4. Hallway minimum width of forty two inches (42") to accommodate the use of wheelchairs.
5. Room thresholds that are flush.
6. Adequate lighting throughout the dwelling unit.
7. Provide lever door handles and rocker light switches.
8. Provide additional closet rod brackets to allow potential access from a wheelchair.
9. Wheelchair accessible bathrooms. Provide adequate space for maneuverability and access to facilities to those using wheelchairs. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-5: SUBMISSION OF APPLICATION:

A. Required: An application for an SHO Zone shall be submitted as a conditional use to the Planning Commission. An overall preliminary development plan including subsections A1 through A10 of this section shall be submitted with the conditional use application for the SHO Zone.

1. Development density, coverage, and open space characteristics.
2. Vehicular and pedestrian circulation including trail systems, parking, and public uses.
3. A description of architectural elevations and floor plans demonstrating the general design, character, and exterior building materials of the proposed structures.
4. Conceptual landscape plan, fencing, and screening.
5. Conceptual grading and drainage.
6. Streets and lots.
7. Identification signs or entrance features.
8. Street lighting.
9. A written letter of commitment to the particular design concepts of the project. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)
10. A draft financial plan for the permanent maintenance of common area facilities. (Ord. 2016-09, 10-6-2016, eff. 10-6-2016; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

B. Other Necessary Information: Such other information shall be included as may be necessary to determine that the contemplated arrangement of uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

C. Project Details And Proposal Negotiations: As part of the General Plan/rezone, or the rezone, or the conditional use, or subdivision process, project details and proposals such as lot sizes, densities, setbacks and amenities may be negotiated. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-6: PLANNING COMMISSION CONSIDERATION:

In considering the proposed Senior Housing Overlay development, the Planning Commission shall consider:

A. Design: The design, exterior materials, housing type and quality of buildings and their relationship to the site and their relationship to development beyond the boundaries of the development.

B. Streets, Traffic, Parking: Which streets shall be public and which shall be private, the entrances and exits to the development and the provisions for internal and external traffic circulation and off street parking.

C. Landscaping, Screening: The landscaping and screening as related to the several uses within the development as a means of its integration into its surroundings.

D. Signs: The size, location, design and nature of signs, if any, and the intensity and direction of area of floodlighting.

E. Density: The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or Master Plan as being a desirable future residential density.

F. Financial Ability: The demonstrated ability of the proponents of the Senior Housing Overlay development to financially carry out the proposed project under total or phase development proposals within the time limit established.

G. Open Space And Amenities: The value to the community of the open space to be preserved and the amount and quality of the open space and amenities.

H. Phases: In the event the Senior Housing Overlay is done in phases, the undeveloped portion will be addressed in the development agreement. It is up to the developer to present the options (materials) and up to the commission to decide. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-7: PLANNING COMMISSION ACTION:

A. Recommendations: The Planning Commission, subject to the requirements of this chapter and this Code, may recommend to approve, modify with conditions or deny, the draft development agreement, site plan, and/or the preliminary development plan.

B. For A Conditional Use: The Planning Commission, subject to the requirements of this chapter, may approve, modify, deny, or approve with conditions, the conditional use including the preliminary development plan for the proposed Senior Housing Overlay development. After a conditional use for the Senior Housing Overlay development is approved, a preliminary plat may be submitted using the standards and procedures found in the subdivision ordinance where subdivision approval is required. The Planning Commission may hold a public hearing for the conditional use permit. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-8: CITY COUNCIL ACTION:

In addition to the standard procedures, approval processes, and powers of the City Council, the City Council may hold a public hearing on the development agreement in conjunction with the General Plan and/or zone change or separately after the Planning Commission review of the conditional use where a General Plan and/or zone change is not required. The City Council may approve, approve with conditions, or disapprove the final development agreement. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-9: FINAL SITE PLAN AND/OR FINAL PLAT APPROVAL:

Permitted uses specified in section 10-7-2 of this chapter require site plan approval by the Planning Commission before building permits are issued subject to section 10-8-16 of this title. Conditional uses are regulated by chapter 10 of this title.

All plans shall follow standard subdivision approval process with the Planning Commission. Approved final site plan or final plat will be forwarded to the building official for issuance of building permit. (Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-10: BUILDING PERMIT ISSUANCE:

The building official shall not issue any permit for the proposed building or use within the project unless such building or use is in accordance with the approved development plan and any conditions imposed. Approved development plans shall be filed with the Planning Commission, City Engineer, building official and City Recorder. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-11: TIME LIMIT:

Unless there is substantial action leading toward completion of a Senior Housing Overlay development or an approved phase thereof within a period of six (6) months from the date of approval, as determined by the City Council, to get the plat recorded or such approval shall expire, unless after reconsideration of the progress of the project, an extension is approved. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-12: EASEMENTS OVER COMMON AREAS:

In the Senior Housing Overlay Zone, there shall be reserved proper easements over the common areas to accommodate public services, including, but not limited to, the right of police and fire personnel to enter upon any part of the common areas, and to allow the City to repair or replace facilities or improvements thereon if any association fails so to do. The declaration for any such development shall include a provision covenanting with the City and all unit owners to maintain the common areas and facilities for the use of declarant and all unit owners prior to being turned over to an association. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

10-7-13: HOMEOWNERS' ASSOCIATION REQUIRED:

In the Senior Housing Overlay development with common areas and facilities such as common open space or private streets, a homeowners' association shall be created concurrent with recording of the final plat, to assure maintenance of the common areas and facilities in perpetuity. (Ord. 2012-03, 8-16-2012, eff. 8-16-2012; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017)

NOTICE OF DECISION

Plain City, Weber County, Utah

On August 25, 20 , the Plain City Planning Commission recommends
☒ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled
of an application for Town Center Business Plaza approx. 2404 N 4350 W 5 lots,
received from (Applicant): Cody Rhees Construction

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 City Council approval of Town Center Business Plaza approx. 2404 N 4350 W 5 lots

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

Motion carried.

APPLICATION FOR A PLAIN CITY SUBDIVISION

Subdivision Name Town Center Business Plaza Date Submitted 8/12/2022
Address of Subdivision 2404 N 4350W Plain City, UT No. of Units or Lots 5 (4+1CA)
List all Parcel Numbers included in development: 24-031-0005, 24-031-0003
Owner Name Cody Rhees Const. Full Address 2414 N 4350W Plain City UT 84404
Phone # 801-458-4868 Cell # _____ Email Cody@HeritageCraftHomes.com
Subdivider's Name Cody Rhees Const Full Address 2414 N 4350 W Plain City, UT 84404
Phone # 801-458-4868 Cell # _____ Email _____
Name of Intended Escrow Holder NONE Address _____
Contact Name NONE Phone # _____ Email _____
Surveyor's Name Mike Wangeman Address _____ Phone # 801-725-8395
Engineer's Name Greg Day Address _____ Phone # 801-814-1778
Have all property taxes, interests and penalties been paid? _____ (no approval given until paid in full.) UCA 10-9a-603(3)
Secondary Water Available? NO Contact _____ Phone # _____
Secondary Water System in Place? NO Type _____ Phone # _____
Culinary Water Available? YES Type Bona Vista Water Dist Phone # _____
Sewer Connection Available? YES Contact Plain City Corporation Type Gravity
Is Property in a Flood Hazard Area? NO Flood Zone _____ Lowest Elevation _____
Access Road above 4215' Elevation? Yes Source Gis
Please describe any agreements, rights-of-way, easements etc, which could affect this site: (Use other side if needed)
* See attached letter
Describe history of parcel being subdivided, approximate dates and acreage of past land divisions: (Use other side if needed)
* See attached letter

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

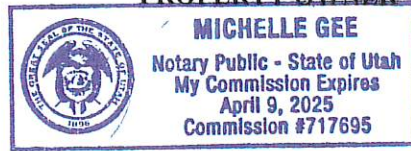
8/12/2022 CR PJ
Date Signature

Office Use Only

Subdivision Filing Fee: 200.00 + 250.00 (lots) PC Preliminary Approval Date: _____
Subdivision Engineering Fee: _____ PC Final Approval Date: _____
Number of Copies: _____ CC Final Approval Date: _____

AFFIDAVIT

STATE OF UTAH)
) ss
COUNTY OF WEBER)



I (we), Michelle Gee, 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.

CM MA
(Property Owner)

CM MA
(Property Owner)

Subscribed and sworn to me this 12th day of August, 2022.

Michelle Gee
(Notary)
Residing in Weber County, Utah

My commission expires: 4-9-25

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Agent)

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me

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

(Notary)

Residing in Weber County, Utah

My commission expires: _____

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

A. SERVICE (REVIEW) FEES

- | | |
|-----------------------|---|
| 1. Subdivision Filing | \$200.00 plus \$50.00 per lot <u>\$450.00</u> |
| 2. Engineering | \$105.00 per lot <u>4 Lots</u> <u>\$1 common area</u> <u>(5)</u>
Developer will be responsible for all engineering fees above those paid at filing. |
| 3. Planner Fees | Developer is responsible for all planner review fees (over one hour) incurred on behalf of the subdivision. |
| 4. Legal Fees | Developer is responsible for all legal review fees (over one hour) incurred on behalf of the subdivision. |

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

8/12/2022
Date


Signature

B. USER FEES:

- | | |
|---|------------------------------|
| 1. General Plan Amendment Request | \$200.00 |
| 2. Rezone Request | \$200.00 |
| 3. Conditional Use Permit | \$200.00 |
| 4. Request to Appear Before
Appeal Board | \$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

LOCATED IN THE NORTHEAST QUARTER, SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH

GENERAL NOTES

1. ALL RESIDENTIAL CARS (UTAH LAND SURVEYS) TO BE SET AT ALL BOUNDARY AND LOT CORNERS.
2. CONVEY HMET TO BE SET IN TOP BACK OF CURB/AT EXTENSION OF SIDE LOT LINES.
3. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR DRAINED (THE RIVER) FROM EACH LOT DOES NOT DRAIN INTO THE NEIGHBORING LOTS OR LINES.
4. ALL COMMONLY USED AREAS (E.G. PUBLIC UTILITY AND DRAINAGE EASEMENT) AND CROSSINGS EASEMENT.

THE PURPOSE OF THIS SURVEY WAS TO CREATE 4 NEW BUILDABLE LOTS FOR FUTURE COMMERCIAL PROPERTY FROM THE EXISTING TWO PARCELS.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEST WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 32 AND THE WEST REFERENCE MONUMENT TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

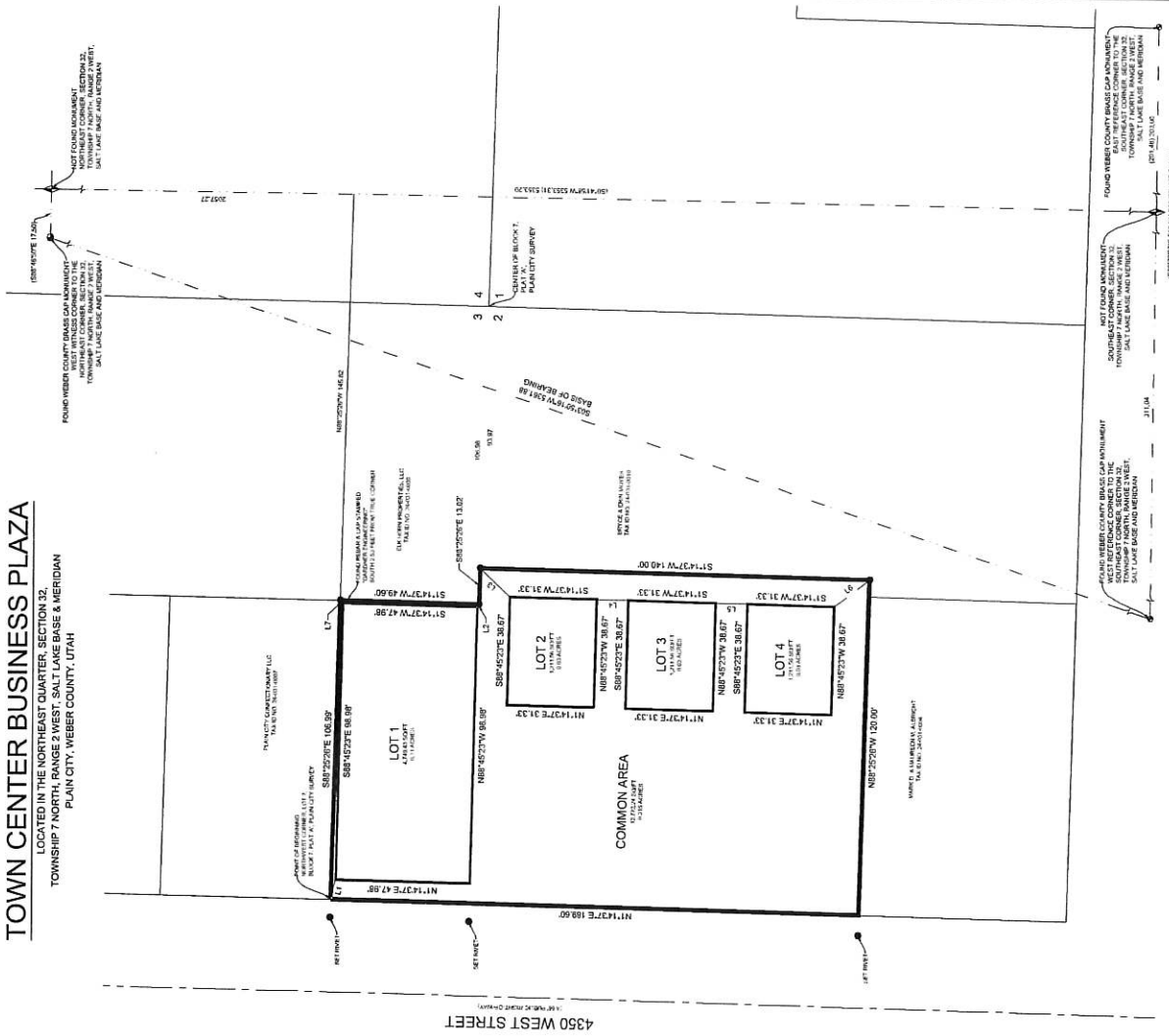
	See Next Movement		20 Feet Movement
	Ignite Climate		Drift Line
	Return to 60 Feet Movement		Precipity Line
			Turbidity Line
			Vibration Line
			Exposure Line

HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM CONDITIONS OF THE PLAIN
CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

APPROVED BY THE PLAIN CITY ATTORNEY'S OFFICE

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE
MAYOR OF PLAIN CITY THIS _____ DAY OF _____, 2012,

HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ALIENUM CONDITIONS OF THE PLAIN
TITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.



I, MICHAEL L. TRANSCAMM, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 14313 AS PROVIDED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE BEEN LICENSED AS A LAND SURVEYOR SINCE 1997 AND HAVE MAINTAINED MY LICENSE IN FULL COMPLIANCE WITH THE LAWS OF THE STATE OF UTAH. I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, AND DOCUMENTS TO BE KNOWN AS TOWN CENTER BUSINESS PLAZA AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STATIONED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

[illegible]

THE UNDERGROUND OWNERS OF THE HERBON DESCRIBED TRUST OF LAND HERSEY SET PART AND SUCCEED THE NAME OF TOWN CENTER BUSINESS PLAZA. HERSEY AND ASSIGN THE LANDS INCLUDED IN THE PLAN TO ALL THOSE PARTIES OF SAID TRACT OF LAND DESIGNATED HEREIN AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND FURTHER DEDICATE TRACT AND CONVEY TO PLAIN CITY THOSE CERTAIN STRIPS OF LANDS SHOWN ON THE ATTACHED MAPS AND SPECIFICALLY DESCRIBED THEREIN TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES. THEREIN MAY BE AUTHORIZED IN ANY CITY WITHIN THE CITY OF COLUMBIA COUNTY, MISSOURI, TO CONVEY TO ANY PERSON OR PERSONS, COMPANY OR COMPANIES, OR TO ANY OTHER PARTY, ANY RIGHTS, INTERESTS, OR ESTATES IN ANY OF THE LANDS SHOWN ON THE ATTACHED MAPS AND SPECIFICALLY DESCRIBED THEREIN TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES. SUCH PERSONS, COMPANY OR COMPANIES, OR OTHER PARTY, SHALL BE ENTITLED TO THE SAME RIGHTS, INTERESTS, AND ESTATES IN THE LANDS SHOWN ON THE ATTACHED MAPS AND SPECIFICALLY DESCRIBED THEREIN TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES, AS SUCH PERSONS, COMPANY OR COMPANIES, OR OTHER PARTY, SHALL BE ENTITLED TO THE SAME RIGHTS, INTERESTS, AND ESTATES IN THE LANDS SHOWN ON THE ATTACHED MAPS AND SPECIFICALLY DESCRIBED THEREIN TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES.

SIGNED THIS _____ DAY OF _____ 2022

CODY RHEE'S CONSTRUCTION, INC.

64

5

COUNTY OF WEBER

ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
_____, A _____, NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY
THAT HE/SHE/IT SARE THE _____ OF _____, BY AUTHORITY
OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION AND HE/SHE ACKNOWLEDGED TO ME THAT SAID
UNITED LIABILITY COMPANY EXISTED AND HE/SHE ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

RESIDING IN WEBER COUNTY

LOCATED IN THE NORTHEAST QUARTER, SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
EASTMINOTON, UT 84022



HILL FARMINGTON, UT 84025

PHONE 801.725.8395

www.univspuelqg.it

RESOLUTION NO.

RESOLUTION OF THE GOVERNING BODY OF PLAIN CITY, APPROVING AND ESTABLISHING A REVISED FEE SCHEDULE FOR RECREATION, PARK RESERVATIONS AND FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1. Recitals

WHEREAS, the City of Plain City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property; and,

WHEREAS, the City finds that the public convenience and necessity, and the demands of efficient management requires that the City charge fees for those requesting city services; and,

WHEREAS, the City finds that the public is not the primary beneficiary of such petitions and should not be required to pay the costs associated therewith but, rather, that the petitioning party should bear said expenses; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires administrative action by the City as noted above;

THEREFORE, BE IT RESOLVED by the City Council of Plain City, that after the effective date of this Resolution, all costs associated with the attached revised fee schedule (Exhibit "A") shall be borne by the petitioner and not Plain City; and,

BE IT RESOLVED that the Mayor is hereby authorized and directed to cause to be drafted and executed any and all documents required to implement the foregoing requirements.

Section 2. Repealer of Conflicting Enactments

All orders and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3 - Prior Resolutions

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

Section 4 - Savings Clause

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of Plain City.

Section 5. Date of Effect

This Resolution shall be effective on the ____ day of _____, 2022, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLAIN CITY, STATE OF UTAH, on this ____ day of _____, 2022.

PLAIN CITY

Jon Beesley
Mayor

ATTEST:

Diane Hirschi, CMC
City Recorder

Monthly Service Fees	Cost	Comments
Garbage collection (per can within City limits)	\$ 9.35	
Garbage collection (per can outside City limits)	\$ 18.00	
Blue Cans (per can within City limits) (Econo Waste delivers)	\$ 4.20	
Sewer Collection Fee (all Plain City residents)	\$ 13.80	
Sewer Treatment Fee (lagoon system)	\$ 9.20	
Sewer Treatment Fee (Central Weber sets this rate)	\$ 27.05	
Copy Fees	Cost	
Copies each (black and white only)	\$ 0.15	
GRAMA Research fee's (per hr)	\$ 16.00	
GRAMA Request copies (each)	\$ 0.25	
Faxes (per sheet)	\$ 0.25	
History Book	\$ 10.00	
New Construction Fees (single family dwellings)	Cost	
Garbage Cans	\$ 126.00	\$ 133.39
Parks, Recreation & Trails Impact Fee	\$ 1,920.32	
Public Safety Impact Fee	\$ 90.00	
Storm Sewer Fee	\$ 790.00	
Sewer Connection	\$ 300.00	
Sewer Impact Fee (includes CW impact fee on applicable lots)	\$ 3,075.00	
Transportation Impact Fee	\$ 575.00	
Rental Fees	Cost	
Senior Center-West Room + \$100 cleaning deposit	\$ 75.00	
Senior Center-East Room + \$100 deposit	\$ 50.00	
Business License Fees	Cost	
Beer License (Class A)	\$ 60.00	
Beer License (Class B)	\$ 120.00	
Beer License (Class C)	\$ 150.00	
Commercial Business License (base fee per year)	\$ 60.00	
Door-to-door sales License (per year per person)	\$ 25.00	
Home Occupation License (per year)	\$ 50.00	
Excavation Permit (see road cut fee schedule)	\$ 150.00	
Filing Fees	Cost	
Technical Review Meeting - Zoning, Lot Line, Lot Consolidation	\$ 50.00	
Technical Review Meeting - Minor Subdivision (2 lots and under)	\$ 100.00	
Technical Review Meeting - Large Subdivision	\$ 200.00	
Annexation Filing Fee (plus reimburse for costs incurred to city)	\$ 1,000.00	
Land Use Appeal Filing Fee	\$ 200.00	
Conditional Use Permit Filing Fee	\$ 200.00	
Consolidation of Parcels	\$ 200.00	
Lot Line Adjustment	\$ 200.00	
Site Plan	\$ 200.00	
Overlay Zone	\$ 250.00	
Rezoning Fee	\$ 200.00	
Subdivision Filing Fees	\$ 200.00	
per lot	\$ 50.00	
Engineering fees (per lot)	\$ 105.00	\$ 114.00
Planner fees (over 1 hour will be passed on to developer)	\$60/hr	
Legal fees (over 1 hour will be passed on to developer)	\$85/hr	
Phasing fee (per phase)	\$ 100.00	
Subdivision Final Extension	\$ 100.00	
per lot	\$ 25.00	
Subdivision Plat Amendment	\$ 200.00	
RV Temporary Occupancy Permit	\$ 500.00	

ROTATIONAL MOLDING OF UTAH

A BRAND OF TANK HOLDING CORP.

1720 NORTH AIRPORT ROAD
BRIGHAM CITY, UT 84302
435-734-9920

REMIT TO:

TANK HOLDING CORP.
PO BOX 824653
PHILADELPHIA, PA 19182-4653

INVOICE	PAGE
288102	1 OF 1

DATE
8/12/22

CUSTOMER#
32147

WRAP#
W505369

SOLD TO:

PLAIN CITY
2200 N 4160 W
PLAIN CITY, UT 84404
USA

SHIP TO:

PLAIN CITY
2200 N 4160 W
PLAIN CITY, UT 84404
USA

CARRIER ID	SLS NO.	WAREHOUSE	TERMS	PRO NUMBER	EQUIPMENT TYPE/ CARRIER NAME
CC	682	681 UT	NET 30 DAYS		DE VAN - THC 28'

ORDER NUMBER	PO NUMBER	ITEM DESCRIPTION	ITEM NUMBER	QUANTITY SHIPPED	PRICE	AMOUNT
CO 1068140	DS220622 SPECIAL CHG	100 TRASHAUL CONTAINERS-BLACK MISC. FREIGHT CHARGE - MIN FREIGHT CHARGE	RMOU-100 BLACK	70	133.390	9,337.30 120.51

NET SALES	9,337.30	TRADE DISCOUNT	.00
MISC. CHARGES	.00	TERMS DISCOUNT	.00
FREIGHT	120.51		
TAXES	.00	653-803 NORWESCO	

AMOUNT DUE: 9,457.81

"Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with all applicable State and Federal laws including those incident to Fair Labor Standards".



WASATCH CIVIL CONSULTING ENGINEERING
STANDARD HOURLY RATE SCHEDULE
PLAIN CITY CORPORATION
(Effective 2022)

Mark T. Miller - Principal Engineer	\$121.00
John D. Bjerregaard - Senior Project Engineer.....	\$114.00
Jory B. Wahlen - Senior Project Engineer.....	\$114.00
Brad C. Jensen - Senior Project Engineer	\$114.00
Matthew A. Murdock - Surveyor Manager.....	\$100.00
Chaz Schlange - Lead Designer	\$88.00
Engineer in Training / Designer.....	\$72.00
CAD Drafters	\$65.00
1 Person G.P.S. Survey Crew.....	\$135.00
2 Person G.P.S. Survey Crew.....	\$168.00
Secretarial	\$47.00

Please note that the above hourly rate charges INCLUDE cost of the following:

1. Vehicle Mileage and Expenses
2. Telephone Charges
3. Reproduction of Plans and Specifications
4. Computer Time
5. Blue Prints and Plotter Prints
6. Photocopies
7. Professional Liability Insurance