

October 24, 2022

Mayor Jon Beesley; Members of the City Council of Plain City, Utah

Re: Taylor Property rezoning request

Dear Mayor and City Council Members;

We are writing regarding property located at approximately 3000 W, south of 1900 N. The property consist of approximately 180 acres of which approximately 160 are within Plain City's boundaries (see figure 1 below). On August 25th of this year, we appeared before the Plain City Planning Commission on behalf of the property owners, the Taylor family and 317 Sycamore, LLC, to request that the property be rezoned. The Planning Commission recommended denial of this rezoning request with the opinion that our proposed development was not consistent with the General Plan. While we appreciate their consideration of our application, we disagree with the Planning Commission's assessment as we feel that our proposal for this property does in fact generally comply with the Plain City General Plan. Specifically, we believe that our proposed project aligns more closely with the intent and purposes of General Plan than if the property were to be developed in the current zoning of RE-20.

We are respectfully requesting the opportunity to present our project proposal to the City Council along with supporting evidence that will demonstrate that the proposed zoning will better meet the objectives of the General Plan for this area than the current zoning does.

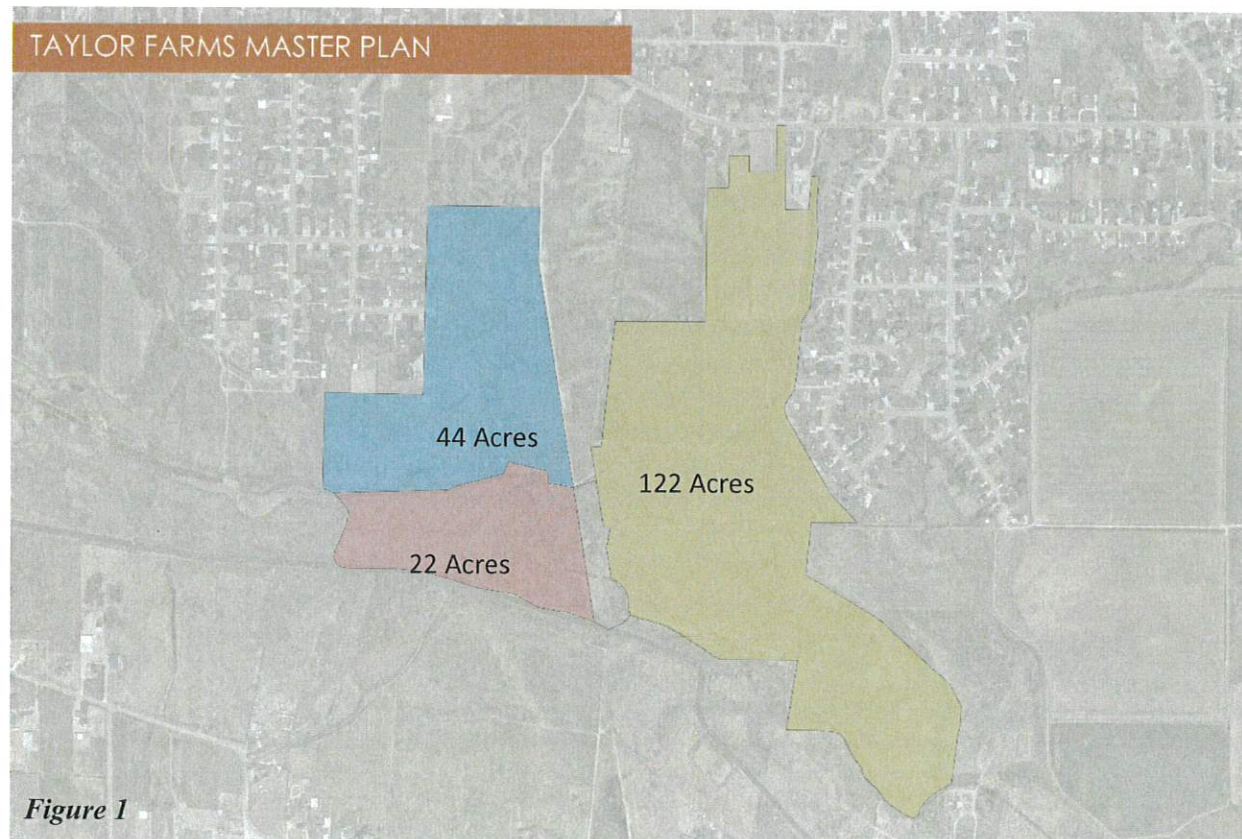


Figure 1

Our proposal will provide the framework within which we will provide exceptional amenities to the residents of Plain City, as well as meaningful open space within the community, all while meeting the objectives of your General Plan. In order to provide you with an opportunity to become familiar with the general components of our proposal, an overview follows:

On behalf of the property owners, we are requesting the following changes be applied to the property shown in yellow and blue on figure 1:

1. ~~Rezone from RE-20, its current zone, to the RE-18.5 zone;~~
2. Apply a Residential Overlay Zone with Public Amenities to the property; and
3. That the Plain City Future Land Use Plan be amended to reflect such.

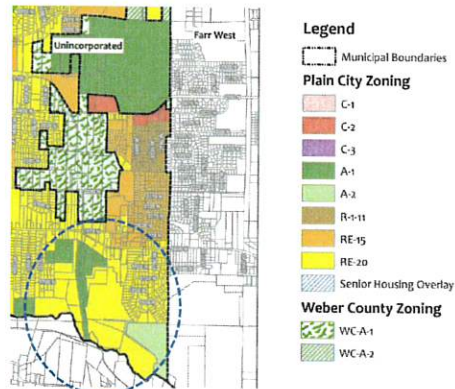


Figure 2 – Current Zoning Map

As you are all aware, under current RE-20 zoning, shown in figure 2 above, the property in question can be developed into 20,000 sq. foot residential lots. This would result in the entire property being encompassed within 280 residential lots, as shown below in figure 3.

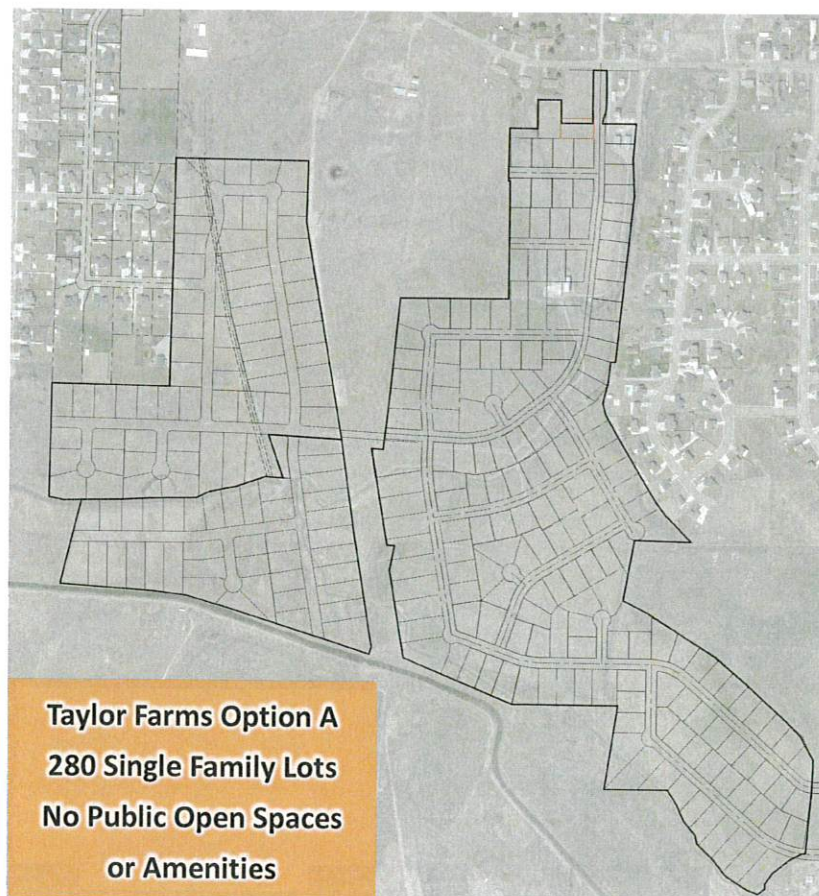


Figure 3

However, we feel that there is an alternative plan that will create not just another neighborhood, but a long-term asset to your city, which will benefit Plain City residents at large through the preservation of open space and the creation of exceptional public amenities.

For over a year now we have been working with the long-time property owners to get to know the land, and to determine the best way to take advantage of the property's natural beauty while still delivering a project that is consistent with the City's goals and objectives. We are confident that our proposal, shown below in figure 4, allows for a *"better planned and more desirable residential development that provides various lot sizes and public amenities, including the preservation of open space and the development of parks, trails, and other open space"* (Plain City UT Code, Chapter 20).

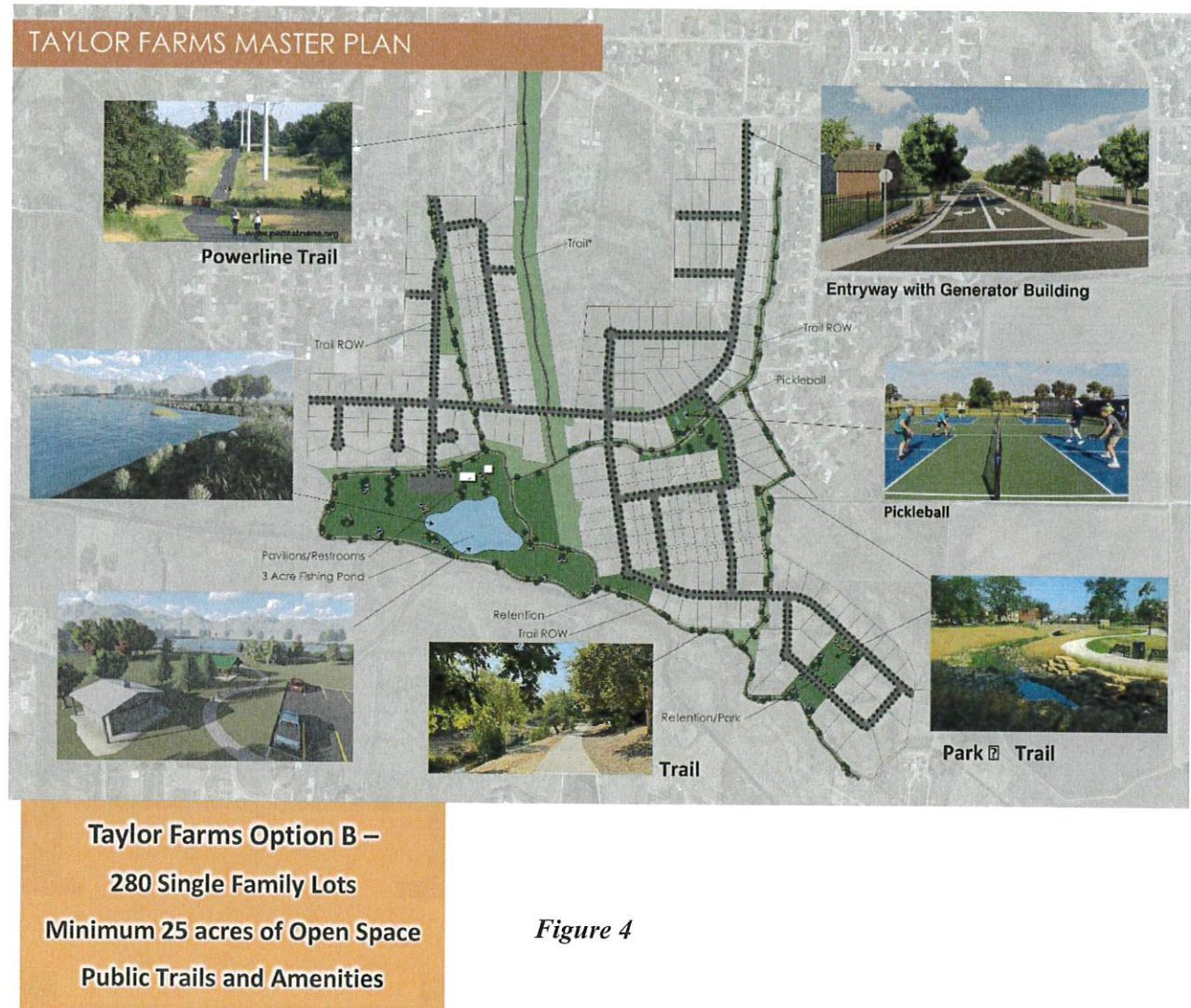


Figure 4

We have incorporated the natural features of the area into our plan by creating wide open spaces along the creeks, streams, and drainages and building trails in conjunction with those spaces which will provide safe pedestrian connectivity for those recreating in the area. The open spaces will be enhanced by the addition of hundreds of new trees. In addition, we will provide amenities including pickleball courts, a fishing pond, picnic pavilions, and playgrounds. These amenities will provide for functional,

programmable space consistent with the Plain City General Plan's goal of creating sustainable neighborhoods, providing parks and recreational facilities, trails, open space, and beautification of the area. Additionally, they will "*promote recreation, education, and community activities to enhance quality of life.*" A full list of Option B amenities can be seen in figure 5, below.

1. A minimum of 25 acres of open space, dedicated to Plain City.
2. A three (3) acre fishing pond.
3. Parking for the fishing pond park.
4. Restrooms at the fishing pond park.
5. Two (2) pickleball courts.
6. Two (2) picnic pavilions.
7. Three (3) miles of trails.
8. Two (2) additional pocket parks.
9. Hundreds of new trees planted.
10. Enhanced entryway at 1900 North with monument sign.
11. A new generator building for the existing Plain City sewer pump station on 1900 N.

Figure 5

We are confident that, if developed under Option B, the Taylor Farms community will be an asset not only to those who will call it home, but to all residents of Plain City who enjoy a day at the fishing pond, utilize the extensive public trail network, or compete in a multi-generational game of pickleball at the new park. We respectfully request that you consider our proposal, and appreciate your willingness to do so.

Please do not hesitate to reach out if you have questions or require further information. We have attached an FAQ sheet for your reference. We look forward to partnering with you to "*promote recreation...and community activities to enhance quality of life*" while "*meet[ing] the housing needs of current and future residents*".

Sincerely,

Nilson Homes



Steve Anderson, P.E.

801.430.3996

FAQ's

1. Does Option B create more density in the project than Option A?

No, under both options, no more than 280 single family lots will be developed. The difference is that under Option A there will be very little variety in lot sizes, and no public open spaces or amenities will be created and dedicated to the city, while Option B provides those desirable project features.

2. What about the residents next door? How does the proposed density compare to the density of those existing neighborhoods?

Existing subdivisions that are adjacent to this property have been developed within a density range of 1.5-1.8 units/acre. Under both Options A and B, the density of the Taylor Farms community will be approximately 1.55 units/acre, which is consistent with the low end of the density range of adjacent neighborhoods. However, under Option B, some of the new lots adjoining existing neighborhoods will be up to 75,000 sq. feet, which is larger than the existing lots they adjoin. No lot in Taylor Farms under Option B which abuts an existing developed residential lot will be less than 20,000 sq. ft.

3. No one loves new housing going in behind them. What are you proposing to lessen the impact on existing residents in adjacent neighborhoods?

In addition to being consistent with the density of adjacent neighborhoods, and ensuring that no new lot abutting an existing home is less than 20,000 sq. feet, we will also buffer the neighbors to the east of Taylor Farms with the installation of a trail within an open space corridor along the eastern boundary of the property. Over 45 of the lots within Taylor Farms will be greater than 30,000 sq feet in size. Option B provides both larger peripheral lots and more buffering to existing neighborhoods than does Option A.

4. Why is this a good location to utilize our Residential Overlay Zone with Public Amenities?

The Residential Overlay Zone with Public Amenities is a perfect fit for this area, as it was established to "promote development of pathways...[in] areas comprising or adjacent to existing or proposed pathway corridors" (Plain City, UT code, Chapter 20). The Plain City General Plan calls for the preservation and creation of trails that connect with parks and other community amenities, and that utilize transmission line and waterway corridors. This property encompasses such corridors, and our Master Plan provides trail access to parks, open spaces, and amenities such as the fishing pond. In addition, the trail which we are proposing to construct through the transmission line corridor will provide Plain City with a link within a planned multi-county trail system.

5. Why request a rezone to R-18.5? Why not just bring in Option B under current zoning?

In order to provide the exceptional amenities and open space that this beautiful area deserves, it is necessary to cluster the residential lot areas of the community. The Residential Overlay Zone with Public Amenities provides the mechanism to have less total housing acreage in the project and more open space acreage. Plain City code requires that this Overlay be applied to R-18.5, not R-20. Although an R-18.5 rezone elsewhere in the city would allow a higher density than would R-20 zoning, ~~we are committed not to exceed 280 total residential lots within the project – the same number that is entitled in the R-20 zoning.~~

6. Please tell me more about the residential clustering in Option B. Does that mean townhomes and apartments?

No – no townhomes or apartments will be built in Taylor Farms. We will comply with the requirements of the Residential Overlay Zone with Public Amenities, which states that lots must be at least 7,000 sq. feet in size. In keeping with the Purpose and Intent of the Residential Overlay Zone with Public Amenities to “provide various lot sizes”, we propose to vary the lot sizes within the community from a minimum of 7,000 sq. feet for patio home lots, up to 75,000 sq. feet. The smallest lot outside of the patio home lots (none of which will abut existing homes in adjacent neighborhoods) would be 15,000 sq. feet, with an average lot size of over 20,000 sq. feet. The patio home neighborhoods will be located internally within the Taylor Farms community, while the larger lots will adjoin existing neighborhoods. Figure 6 provides a successful example of an existing Plain City neighborhood with a similar mix of patio home and larger lots.



Figure 6

7. You mentioned patio homes. Are those really necessary as part of this project? Will they look nice?

Yes! The patio home component of Taylor Farms is integral to meeting Plain City’s General Plan Overall Goal #6 - Strive to meet the housing needs of current and future residents”. The patio homes within Taylor Farms will provide an opportunity for Plain City residents who would like to downsize their home and lot while remaining a part of the community they love. Older residents who desire to simplify their home ownership while living in the same neighborhood as

their children and grandchildren will have an opportunity to do so in Taylor Farms, and we are excited to be able to provide them with that opportunity. While it is important to us to provide homes that are beautiful on the inside, we are just as committed to creating patio homes that are visually pleasing when viewed from the public street. Accordingly, all patio home lots will face onto private drives, which means that no garage doors will face the public road. Patio homes on corner lots will have a side entry garage accessed from the private drive, while the front of the home faces the public road.

8. Will the variety of lot sizes mean more roads for Plain City to maintain and repair?

No, clustering typically results in fewer road miles for a city to plow, maintain, and repair. In the case of Taylor Farms Option B, there is a 15% reduction in the road miles from what would be built in Option A.

9. Is there a difference in how well Option A versus Option B advances the General Plan Goals and Objectives?

Plain City's General Plan lists ten goals and objective to be used to guide development. Option B satisfies nine of the ten objectives, while Option A meets only five of them (see figure 7, below).

General Plan Goals and Objectives	RE-20	New
1. Consistent with the Future Land Use Map	X	X
2. Balanced land use of residential, comm., industrial and open space		X
3. Compatibility of development with neighboring properties	X	X
4. Ensure development complies with adopted ordinances, rules, etc.	X	X
5. Promote benefits of annexing property and expanding city limits		
6. Strive to meet the housing needs of current and future residents		X
7. Encourage economic development (to reduce future tax burden of citizens)	X	X
8. Promote recreation, education, and community activities		X
9. Develop a safe and cost-effective transportation system for cars and bicycle/pedestrians		X
10. Preserve our History and our Heritage	X	X

Figure 7

10. How can we feel confident that the Taylor Farms Community will be an asset to Plain City?

Nilson Homes has an established working history with Plain City. We value our partnership with you, and stand behind the beautiful neighborhoods that we have built and are building for your residents. Our Option B development proposal for Taylor Farms is the result of many positive discussions with city staff, elected officials, and the Taylor family themselves about what is important long-term to the community they love. We are honored to be entrusted with this land that is important not only to the family who has enjoyed it for generations, but also to the community as a whole, and we are committed to fulfilling that trust as we work collaboratively to create beautiful, functional amenities that will be an asset to your residents for years to come.



MARRIOTT-SLATERVILLE CITY

1570 WEST 400 NORTH

MARRIOTT-SLATERVILLE, UTAH 84404

Telephone (801) 627-1919 Facsimile (801) 627-1880

Utah's Model Open Space City

G. Scott Van Leeuwen, Mayor
Dennis Illum, Council President

William M. Morris, City Administrator
Dana Spencer, City Recorder

October 18, 2022

The Honorable John Beesley
Mayor of Plain City
4160 W. 2200 N.
Plain City, UT 84404

Re: Taylor Family Property

Dear Mayor Beesley;

I recently had the opportunity to meet with the Developer of the Taylor Properties located in Marriott-Slaterville that are being developed in conjunction with properties in Plain City. Portions of the Taylor Properties may be located in the FEMA flood plain which limits development to open space uses.

The Developer proposes keeping the parcel open space as a part that features a bowery, playground, restrooms, and possible fishing pond. These uses are all permitted uses in the Flood Plain Overlay Zone and may proceed as proposed.

It is common for park facilities to overlap boundaries and I have no issue with that. Ogden, West Haven, and Marriott-Slaterville all own park and trail facilities on the river in the other city and it has worked for years without issue. I envision this open space area on the Taylor Property to be the same.

Sincerely,

Scott Van Leeuwen,
Mayor

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 Taylor Trust and 317 Sycamore LLC Property approx. South of 1900 North and 3000 West request zone from
RE-20 to RE-18.5 with residential overlay
received from (Applicant): Nilson Land -Steve Anderson

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 denial for the rezone of the Taylor Trust from RE-20 to RE-18.5 with residential overlay
Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Maw, Neil, Skeen and Chairman Faulkner voted aye.
Motion carried.

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 RE-20 ZONE to a RE-18.5 ZONE WITH A RESIDENTIAL OVERLAY ZONE. THIS PROPERTY IS LOCATED APPROXIMATELY 1900 N 3000 W.

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 with a residential overlay:**

Parcel No: 15-006-0059
Parcel No: 15-006-0060
Parcel No: 15-006-0029
Parcel No: 15-006-0048
Parcel No: 15-006-0065
Parcel No: 15-006-0061
Parcel No: 15-006-0064
Parcel No: 15-006-0057
Parcel No: 15-007-0002
Parcel No: 15-007-0003
Parcel No: 15-007-0004
Parcel No: 15-007-0022
Parcel No: 15-008-0006
Parcel No: 15-009-0026
Parcel No: 15-009-0014
Parcel No: 15-009-0011
Parcel No: 15-009-0010
Parcel No: 15-009-0007
Parcel No: 15-009-0032
Parcel No: 19-038-0032
Parcel No: 15-006-0062

- 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 ApplicationLocation of Property South of 1900 North at approximately 3000 West, consisting of 21 ParcelsLand Serial Number(s) see attached map and parcel numbers sheetRequest from Zone Re-20 to Zone Re-18.5 together with a Residential Overlay Zone w/ Amentities.FEE: \$200.00 Date paid 7-15-22 Receipt # _____*Property Owner Taylor Trust and 317 Sycamore LLC

Phone _____ Fax _____

Mailing Address _____ Zip _____

Developer/Agent Nilson Land - Steve AndersonPhone 801.430.3996 Fax _____Mailing Address 5617 South 1475 West, South Ogden, UT Zip 84403E-Mail Address steve.anderson@nilsonld.com**LEGAL DESCRIPTION: Please Attach**TOTAL AREA – Acres or Square Feet: 167.83 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

paid - 200.00 7-15-22

PROPERTY OWNER

STATE OF UTAH)
) ss
 COUNTY OF WEBER)

I (we), Diane C Taylor, 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.

Diane C Taylor
 (Property Owner)

(Property Owner)

Subscribed and sworn to me this 15th day of June, 20 22.



Lynette Singleton
 (Notary)
 Residing in Weber County, Utah

My commission expires: 05/11/2024

AGENT AUTHORIZATION

I (we), Diane C Taylor, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Nilson Homes Steve Anderson 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.

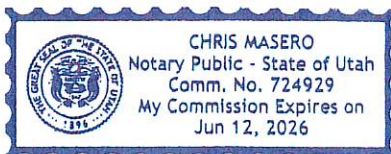
Steve Anderson
 (Agent)

Diane C Taylor
 (Property Owner)

Don
 (Property Owner)

Dated this 15th day of June, 20 22, personally appeared before me Diane C. Taylor, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Chris Masero
 (Notary)
 Residing in Weber County, Utah



My commission expires: June 12, 2026

Application # _____

PROPERTY OWNER

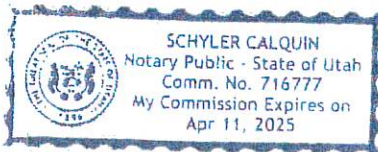
STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), K. Beaur Ogdenwalla, 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.

K. Beaur Ogdenwalla 1 manager
(Property Owner) 317 Sycamore, LLC

(Property Owner)

Subscribed and sworn to me this 14 day of June, 2022.



Schyler Calquin
(Notary)
Residing in Weber County, Utah

My commission expires: 4/11/25

AGENT AUTHORIZATION

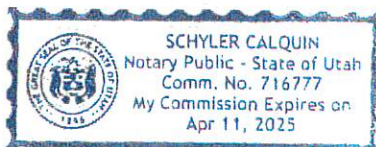
I (we), K. Beaur Ogdenwalla, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering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

K. Beaur Ogdenwalla manager
(Property Owner) 317 Sycamore, LLC

(Agent)

(Property Owner)

Dated this 14 day of June, 2022, personally appeared before me K. Beaur Ogdenwalla, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.



Schyler Calquin
(Notary)
Residing in Weber County, Utah

My commission expires: 4/11/25

July 11, 2022

Mayor Jon Beesley; Members of the City Council and Planning Commission of Plain City, Utah

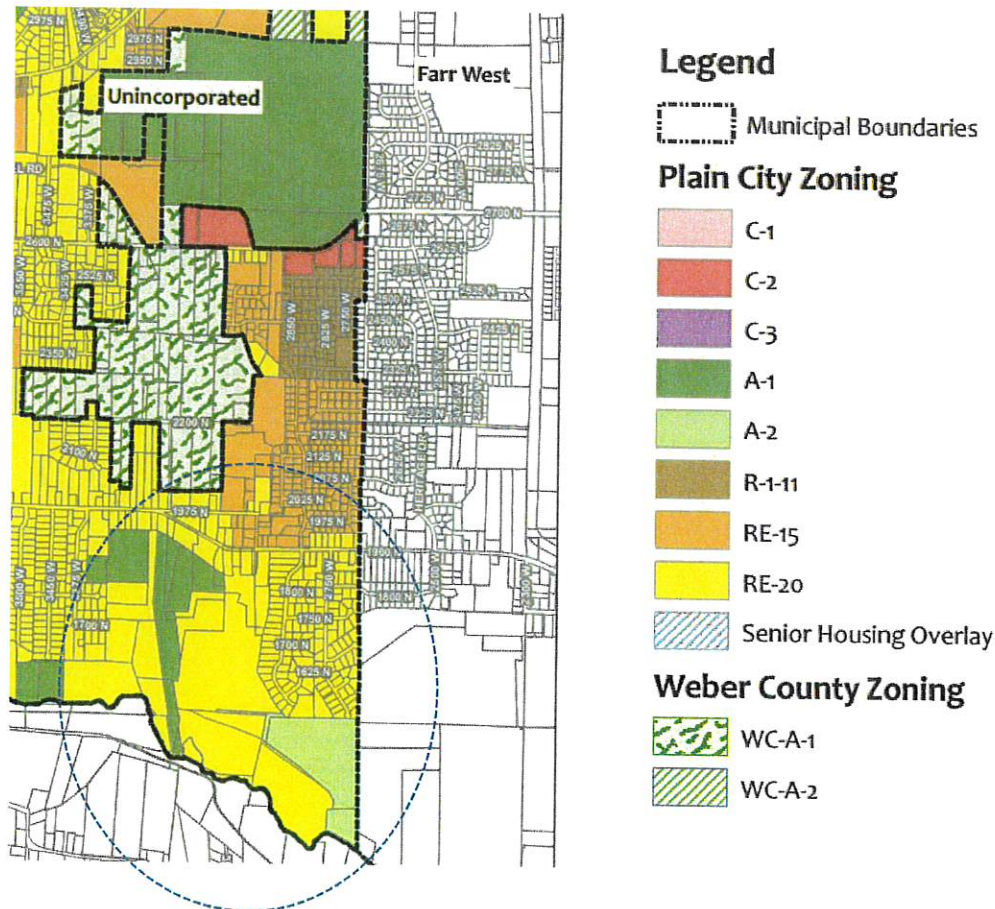
Re: **Taylor Property rezoning request**

Dear Plain City Representatives:

I am writing in regard to the Taylor Property and some surrounding properties, which is located at approximately 3000 W, south of 1900 N. The property consists of approximately 180 acres, 152 of which are within Plain City's boundaries (please see attached vicinity map and parcel numbers).

On behalf of the Taylor family and others, we are requesting that the property be rezoned from RE-20, its current zone (see figure 1), to the RE-18.5 zone, and that the Residential Overlay Zone with Public Amenities be applied to the property, and the Future Land Use Plan amended to reflect such. This overlay will provide the framework within which we will provide exceptional amenities as well as meaningful open space within the community.

Figure 1



While current zoning in the area calls for 20,000 sq. foot lots, as shown in Figure 1 (above). The area south of 1900 N is designated in the Plain City Future Land Use map to be a mix of Low Density

Residential (30,000 sq. foot lots) and Medium Density Residential 2 (MDR 2), with a lot size of 15,000 sq. feet, as shown in Figure 2 (below).

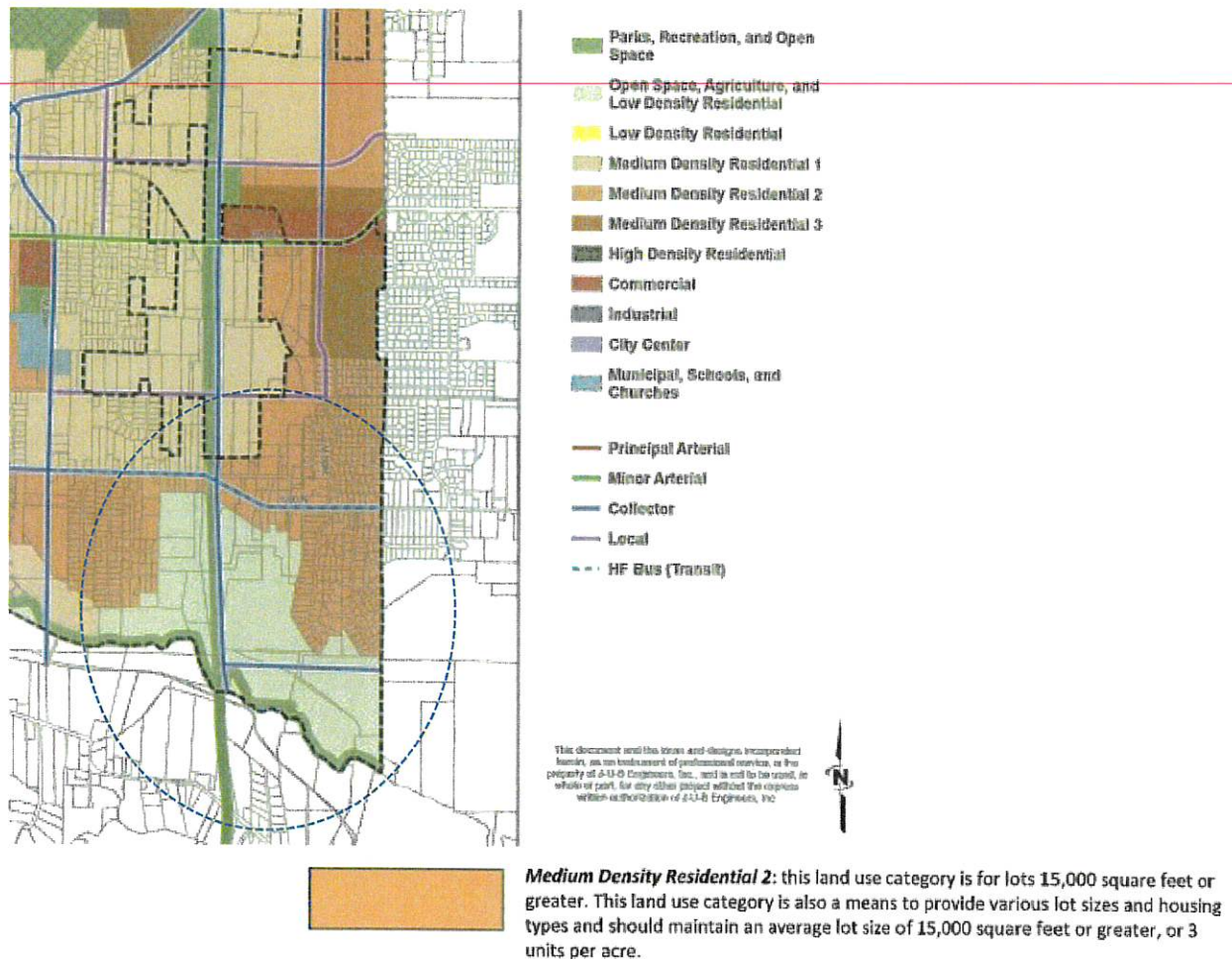


Figure 2

Existing subdivisions adjacent to the Taylor property have been developed within a density range of 1.5 to 1.8 units per acre. Our goal in requesting the rezoning of the property to RE-18.5 is to be consistent with the density and housing types of adjacent neighborhoods, while additionally allowing for “better planned and more desirable residential developments that provide various lot sizes and public amenities, including the preservation of open space and the development of parks, trails, and other open space” (Plain City UT Code, Chapter 20). Rezoning the property to RE-18.5 with the Residential Overlay Zone with Public Amenities would allow us to meet that goal by creating a community with an overall residential density consistent with the lower end of the range of adjacent development density – 1.58 units per acre (285 lots/180 acres).

If Plain City elects to rezone the property to RE-18.5 with the Residential Overlay Zone with Public Amenities, we will provide the following amenities within the Taylor Farms community (see figures 3 and 4).

1. 43.43 acres of open space dedicated to Plain City.
2. A three (3) acre fishing pond.
3. Parking for the fishing pond park.
4. Restrooms at the fishing pond park.
5. Two (2) pickleball courts.
6. Two (2) picnic pavilions.
7. Three (3) miles of trails.
8. Two (2) additional pocket parks.
9. 900 new trees planted.
10. Enhanced entryway at 1900 North with monument sign.
11. A new generator building for the existing Plain City sewer pump station on 1900 N.



Figure 3

These amenities will provide for functional, programmable space consistent with your General Plan goals of creating sustainable neighborhoods, providing parks and recreational facilities, trails, open space, and beautification of the area. Additionally, they will *“promote recreation, education, and community activities to enhance quality of life.”*

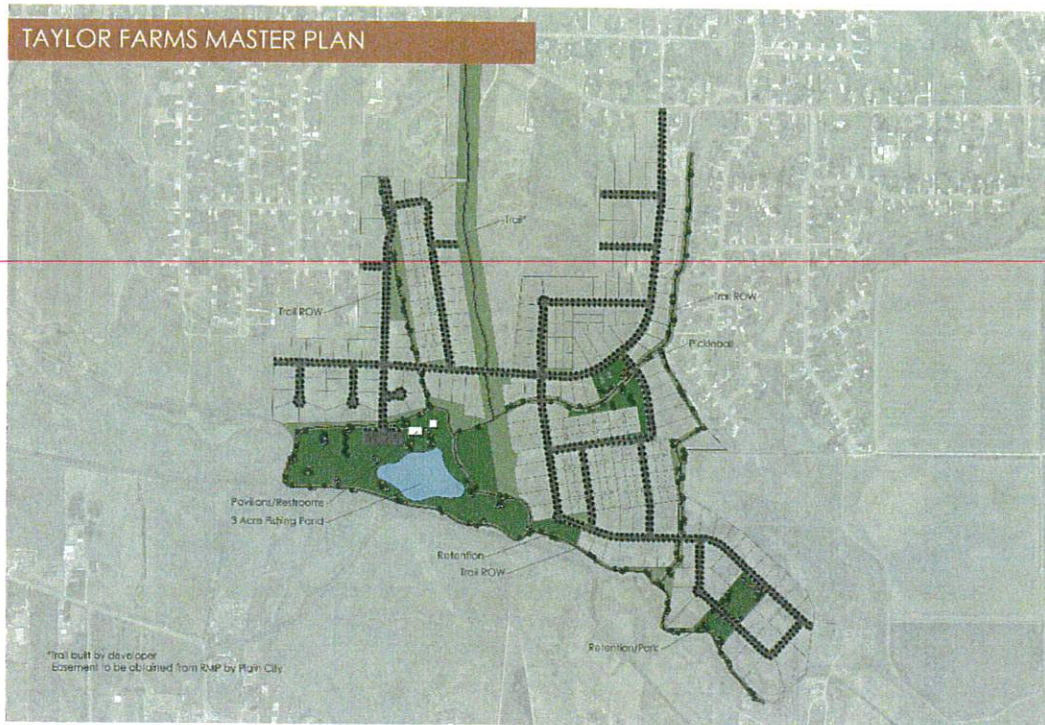


Figure 4

In keeping with the Purpose and Intent of the Residential Overlay Zone with Public Amenities to “provide various lot sizes”, we propose to vary the lot sizes within the community from a minimum of 7,000 sq. feet for patio home lots, up to 75,000 sq. feet. The smallest lot outside of the internal patio home lots would be 15,000 sq. feet, with an average lot size of over 20,000 sq. feet.

The patio home neighborhoods will be located internally within the Taylor Farms community, while the larger lots will adjoin existing neighborhoods. Figure 5 provides an example of an existing Plain City neighborhood, with a similar mix of patio home and larger lots.



Figure 5

In addition to meeting the Purpose and Intent of the overlay zone, this variety and layout of lot sizes is in harmony with Overall Goal #6 of the Plain City General Plan – “Strive to meet the housing needs of current and future residents”.

The patio homes will provide an opportunity for Plain City residents who would like to downsize their home and lot, while remaining a part of the community they love. Older residents who desire to simplify their home ownership while living in the same neighborhood as their children and grandchildren will have an opportunity to do so in Taylor Farms.

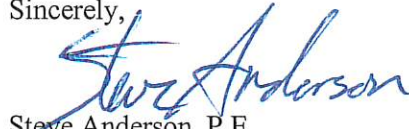
We have thoughtfully planned the layout of the Taylor Farms community to support Plain City’s Overall Goal #3 – “Strive to make the City’s land uses as compatible as possible with other adjacent and/or neighboring land uses in order to minimize the potential adverse effects of adjacent incompatible land uses.” There are the necessary public facilities in the area. We have had extensive positive discussions with staff and the utility companies regarding these facilities.

Accordingly, all patio home lots will face onto a private drive. As a result, no garage doors will face the public road. In addition, patio homes on corner lots will have a side entry garage accessed from the private drive, while the front of the home faces the public road.

In conclusion, we are confident that the Taylor Farms community will be an asset not only to those who will call it home, but to all residents of Plain City who enjoy a day at the fishing pond, utilize the extensive public trail network, or compete in a multi-generational game of pickleball at the new park. We respectfully request that you consider this application and appreciate your willingness to do so.

Please do not hesitate to reach out if you have questions or require further information. Due to the size of this project and extent of amenities we request that, prior to the public meeting, you have a work session with staff, Planning Commission, and City Council members to help answer questions. We look forward to partnering with you to “promote recreation...and community activities to enhance quality of life” while “meet[ing] the housing needs of current and future residents”.

Sincerely,



Steve Anderson, P.E.

Nilson Land 801.430.3996

Map #	Parcel #	Owner	Size (Acres)	Note:
1	150060059	RGT Trust	2	Plain City
2	150060060	Diane Taylor Trust 1/2 ETAL	0.18	Plain City
3	150060029	Richard Glenn Taylor Trust 1/2 ETAL	0.26	Plain City
4	150060048	Taylor, Rick & Anne	1.19	Plain City
5	150060065	Richard Glenn Taylor Trust 1/2 ETAL	6.36	Plain City
6	150060061	Richard Glenn Taylor Trust 1/2 ETAL	3.15	Plain City
7	150060064	Richard Glenn Taylor Trust 1/2 ETAL	54.45	Plain City
8	150060057	Richard Glenn Taylor Trust 1/2 ETAL	0.52	Plain City
9	150070002	Richard Glenn Taylor Trust 1/2 ETAL	2.96	Plain City
10	150070003	Richard Glenn Taylor Trust 1/2 ETAL	21.12	Plain City
11	150070004	Richard Glenn Taylor Trust 1/2 ETAL	23.15	Plain City
12	150070022	Diane Taylor Trust 1/2 ETAL	0.62	Plain City
13	150070019	Richard Glenn Taylor Trust 1/2 ETAL	1.83	Marriott Slaterville
14	150080003	Richard Glenn Taylor Trust 1/2 ETAL	7.1	Marriott Slaterville
15	150080006	Richard Glenn Taylor Trust 1/2 ETAL	2.42	Plain City
16	150080057	Richard Glenn Taylor Trust 1/2 ETAL	13.29	Marriott Slaterville
17	150090026	Richard Glenn Taylor Trust 1/2 ETAL	4.19	Plain City
TOTAL Acreage			144.79	
Acreage Plain City			122.57	
Acreage Marriott Slaterville			22.22	

Red Bridge

1 RB	150090014	317 Sycamore LLC	5	Plain City
2 RB	150090011	317 Sycamore LLC	5.34	Plain City
3 RB	150090010	317 Sycamore LLC	6.95	Plain City
4 RB	150090007	317 Sycamore LLC	7.54	Plain City
5 RB	150090032	317 Sycamore LLC	17.45	Plain City
6 RB	190380032	317 Sycamore LLC	0.54	Plain City
7 Rb	150060062	317 Sycamore LLC	2.44	Plain City
Total Acreage RB			45.26	
Acreage RB and Taylor Plain City			167.83	

Total Acreage 144.79+45.26 = 190.05 acres

Total Acreage for Rezone Re18.5 167.83

TAYLOR FARMS MASTER PLAN

LOT SIZE LEGEND



18,000+ SQ. FEET



15,000 - 18,000 SQ. FEET



PATIO HOMES

285 TOTAL LOTS



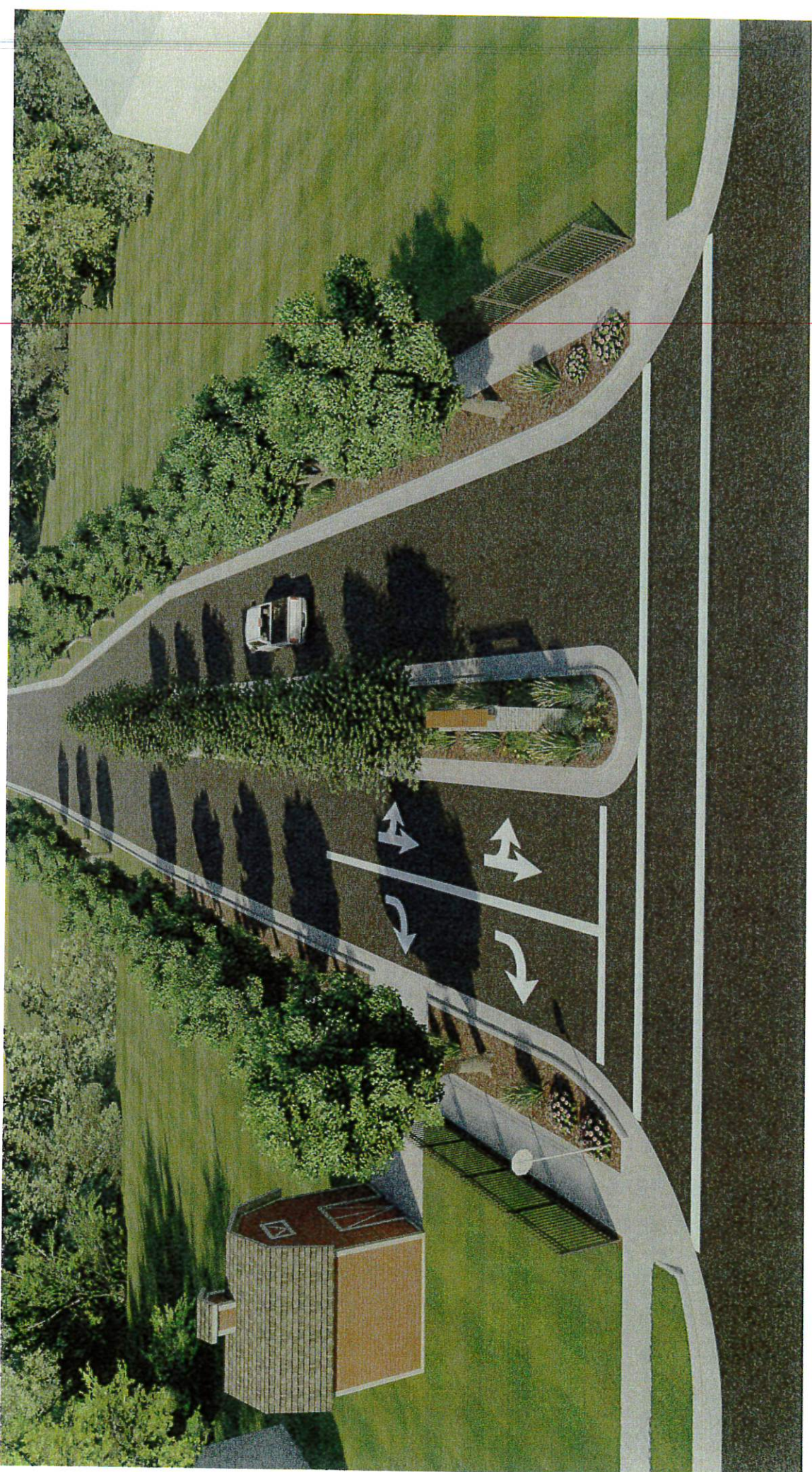
*Trail built by developer
Easement to be obtained from RMP by Plain City

TAYLOR FARMS MASTER PLAN



*Trail built by developer
Easement to be obtained from RMP by Plain City









Ryan Taylor
2931 West 1900 North
Plain City, UT 84404
ryantaylor.ventures@gmail.com

To: Mayor John Beezley, Plain City Council, Plain City Planning Commission

Re: Taylor Farms Development Proposal

August 18, 2022

Glenn and Diane Taylor Family Statement:

The Taylor family began to acquire property in Plain City in the early 1920's. For almost 100 years, the family took pride in the land, made improvements, and raised livestock for the majority of that time. Like other farms in Plain City, the land became a place where families could learn the value of work. As a third-generation rancher, Wheat Taylor often told people the real value of the ground wasn't for raising cows, it was for raising kids and teaching them how to work. Like other surrounding farms, the land also provided open space for family recreation. Between trapping muskrats in the winter, sledding behind a tractor, fishing for carp in the summer, and walking the old cow trails, it was a great place to raise a family.

The Taylor family is quick to realize that times have changed. Continued growth along the Wasatch Front is forcing change on how communities plan for growth to accommodate the varied needs of people and families.

In 2007, prior to Glenn Taylor's passing, he asked the family to ensure that portions of the property could be dedicated to Plain City. This dedication was part of the development plan that was proposed in 2007 and it is part of the plan being proposed today. The current dedication includes 43 acres of open space with two main parks, multiple smaller parks, three miles of walking trails, 900 plus trees, a community use pavilion, larger horse properties, sport facilities, and a three-acre fishing pond. More importantly, the dedication creates a permanent legacy for current and future generations. This is noteworthy for all residents of Plain City, especially those who live on the east side of town where there are no parks or public amenities.

The Taylor family chose to work with Nilson Homes in part because of their experience building attractive communities. The Taylor family imposed a requirement on Nilson Homes to present a concept that included the dedication of open space to Plain City. Nilson Homes exceeded our expectation with a remarkable concept that included mixed use lot sizes. All are attractively designed with optimal access to surrounding open space. Mixed use lot sizes provide options and choices for people who want to live in Plain City and purchase an appropriately sized lot based on individual family needs. These options are important to seniors and others who prefer single level living on a lot that can be easily maintained.

To the current and future residents of Plain City:

This development creates a unique opportunity for residents and city leaders to work together on a final concept that is beneficial both for the community and for the city. By partnering with Nilson Homes, the city is assured of an attractive dedication that is 100% built out with infrastructure and facilities.

~~It is important for everyone to understand the work involved up to this point is a good faith effort on the~~ part of the Taylor family and our partner, Nilson Homes, to create a beautiful development. We appreciate the discussion and the opportunity to work with the city on a concept that will meet the needs of the community today and also for generations to come.

It is our hope that residents and Plain City leaders alike will recognize the value of this application and the total community benefit that it offers.

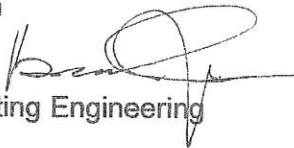
Thank you,

Glenn and Diane Taylor Family



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: October 17, 2022

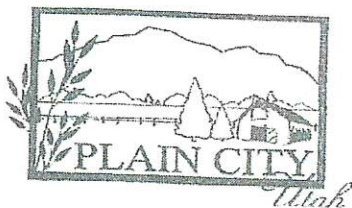
Subject: Green Acres Subdivision, Conditional Final Acceptance

We have reviewed the conditional final acceptance request for the Green Acres Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works (attached). Consequently, we recommend granting conditional final acceptance to Green Acres Subdivision.

However, as indicated on the report letter from Dan Schuler, the subdivision improvements in this development have been installed for approximately 5 years. Since the constructed improvements have held up well (with limited repairs following installation), we recommend waiving the 1-year warrantee period and granting final acceptance.

If the City Council elects to grant final acceptance, all remaining escrow funds can be released to the Developer. However, if conditional final approval is granted, all funds in excess of the 10% contingency may be released to the developer. The contingency funds will then be retained for the duration of the 1-year warrantee period.

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



10/13/2022

RE: Green Acres

Contractor/Developer: Jeff Hales

Subject: Escrow release & Conditional Final request

I have reviewed the request for conditional final and conducted a field inspection at Green Acres Subdivision at approx. 2450 North 3350 West on 10/13/2022 and verified the completion of all items listed on the punch list & have been fixed/installed and completed to city standards.

At this time, I recommend the subdivision known as Green Acres started in 6/19/2017 be granted conditional final acceptance Starting the one-year warranty period releasing the remaining escrow amount. If City Council sees fit to wave the one-year warranty period, due to the time frame (5- years old+) of the project.

Current Escrow amount showing:

\$45,700.33 + 10% Contingency of \$37,700.30 = \$83,400.63

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

Sincerely,

Daniel Schuler

Public Works Director

Plain City Corp.

385-466-1079

dans@plaincityutah.org



Plain City

Project Punch List

Project Name & Developer: Green Acres

Contractors Name: Jeff Hales

Date of substantial completion inspection: 9/20/2022

Date of punch list: 9/20/2022

City representative: Daniel Schuler

Contractors' representative: Jeff

The following is a list of items within the scope of work that require correction or completion prior to:

☐ Escrow release.

☐ A new substantial completion inspection.

☒ Conditional final.

☐ Final completion.

A detailed description for each item is provided below. Upon completion the city representative and the contractors shall inspect the work performed and initial that each item has been completed and accepted before conditional final or final completion will be requested from City Council. (Use additional pages as necessary). Once developer/contractor receives the punch list from the city all items listed below will need to be completed within 60 days, after the 60 days the punch list will be null-and-void and a new final inspection and punch list will be issued for items needing fixed or completed. Developers/Contractors responsibility to contact the city to schedule a re-inspection for items completed.

Description of items	%	City Representative	Date of City Acceptance
2" Temporary Blow Off Valve 2 Each 500.00	100	D Schuler	9-22-22

~~Sewer Testing~~ , Cleaning, Video 960 LF 1.00	0	D Schuler	10-11-22
Remove all SWPPP BMP's off of inlets and clean out storm drain boxes	0	D Schuler	10-11-22
	~~0~~	D Schuler	

Daniel Schuler

Public Works Director

4160 W 2200 S

Plain City, Utah 84404

385-466-1079 cell

801-731-4908 ext 116 office

dans@plainscityutah.org

11-4-3: ACCEPTANCE OF OFF-SITE IMPROVEMENTS:

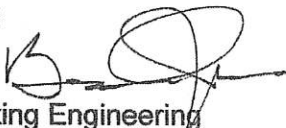
A. Conditional Acceptance: After the completion of all offsite improvements and upon receiving a written statement from the City Engineer that all required improvements have been satisfactorily completed, the City Council shall conditionally accept the improvements for a one-year guarantee period. Such approval shall not be given until the applicant's engineer has certified to the City Engineer, through submission of detailed as built construction plans of the subdivision, indicating location, dimensions, materials and other information required by the City Engineer, that the layout of the line and grade of all public improvements is in accordance with the construction plans filed with the final plat. Said as built plans shall be submitted in ink on reproducible Mylar. A minimum of ten percent (10%) of the total principal amount of the escrow funds will be held during this one-year guarantee period.

B. Guarantee Period: The developer shall warrant and guarantee that the improvements provided for hereunder and every part thereof will remain in good condition for a period of one year after the date of conditional acceptance by the City, and agree to make all repairs to maintain the improvements and every part thereof in good condition during the guarantee period at no cost to the City. The guarantee shall extend to and include, but shall not be limited to, the entire street, subgrade base and surface, all pipes, curbs, gutters, approaches, sidewalks, fences, and other accessories that are or may be affected by the construction operations. Whenever in the judgment of the Public Works Director and or City Engineer, said work shall be in need of repair, maintenance or rebuilding, he shall cause a written notice to be served upon the developer, and thereupon the developer shall undertake and complete such repairs, maintenance or rebuilding. The determination of the necessity for repairs and maintenance of the work rests with the City Engineer whose decision upon the matter shall be final and binding upon the developer. Upon the developer's failure to perform the required repair work within sixty (60) days from the date of service of such written



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: October 27, 2022

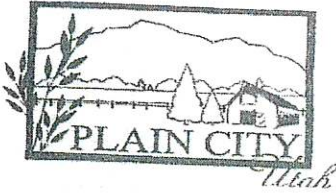
Subject: **S Curve Estates Phase 1, Conditional Final Acceptance**

We have reviewed the conditional final acceptance request for the S-Curve Estates, Phase 1 Subdivision. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works (attached). Consequently, we recommend granting conditional final acceptance for S-Curve Estates, Phase 1.

However, as indicated on the report letter from Dan Schuler, the subdivision improvements in this development have been installed for more than 5 years. Since the constructed improvements have held up well (with limited repairs following installation), we recommend waiving the 1-year warrantee period and granting final acceptance.

If the City Council elects to grant final acceptance, all remaining escrow funds can be released to the Developer. However, if conditional final approval is granted, all funds in excess of the 10% contingency may be released to the developer. The contingency funds will then be retained for the duration of the 1-year warrantee period.

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



9/22/2022

RE: S Curve Estates Phase 1

Subject: Conditional Final / Final Acceptance.

I have reviewed the request for final acceptance and conducted a field inspection at S Curve Estates Phase 1 Subdivision 2850 West 2325 North on 9/14/2022 and verified the completion of items that have been installed and completed to city standards.

At this time, I recommend the subdivision known as S Curve Estates Phase 1 started in 9/2015 forgo the warranty period and be granted final acceptance releasing the remaining escrow amount for phase 1.

Current Escrow amount:

\$11,654.87 + 10% \$68,602.29 = \$ 80,256.16

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

Sincerely,

Daniel Schuler

Public Works Director

Plain City Corp.

385-466-1079

dans@plaincityutah.org

Xeriscape

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 landscaping.

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.

~~3. 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 two (2) 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:**

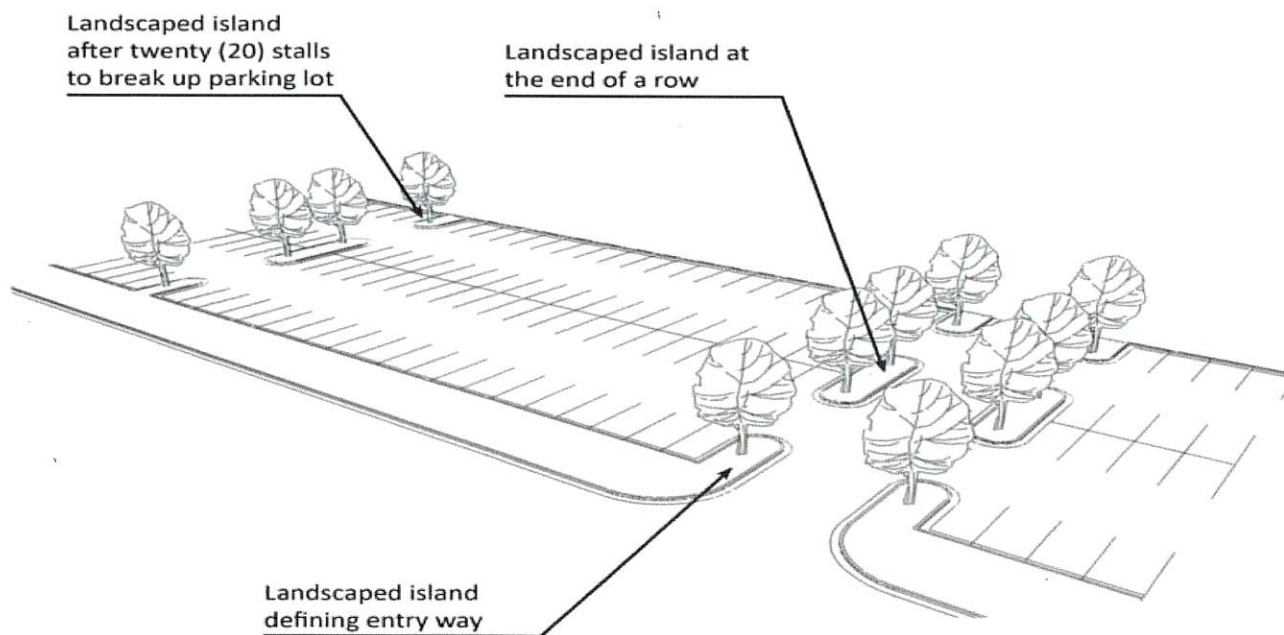
1. A minimum of twenty percent (20%) of **All** commercial sites including the park strip and landscaped detention (excluding the building footprint) shall be landscaped using **low watering Xeriscape methods**. Any damage to city property created by vegetation will be the responsibility of the property owner.

2. All landscaping using **low watering plants and trees** 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. All **landscape plans showing placement of low watering bushes, trees and plants needs to be 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^{1/2}') 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. Any damage to city property created by vegetation will be the responsibility of the property owner.
9. 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 and approved by the planning Commission.**



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)~~