

Date: September 8, 2025

To: Weber County Board of County Commissioners

From: Sean Wilkinson *SW*
Director, Community Development Department

Subject: Request for approval of a resolution recommending the annexation of certain parcels within an unincorporated island into Plain City

Agenda Date: September 30, 2025

Documents: Exhibit A: Resolution (including maps and ownership lists)

Summary:

Weber County and Plain City have been working together to improve the unincorporated areas of 2200 N Street, which is located within an unincorporated island surrounded by Plain City. Weber County has already made improvements to the road and acquired property to accommodate future improvements. Prior to acquiring additional property and making final improvements, the County has asked for Plain City's cooperation to annex a portion of the unincorporated island.

The proposed annexation area consists of one island divided into three sections (see Exhibit A). Section 1 contains two parcels, Section 2 contains 60 parcels, and Section 3 contains 49 parcels. A portion of the island known as the JDC Ranch development is not proposed for annexation.

The attached resolution begins the annexation process described in §10-2-812 of the Utah Code for annexation of an unincorporated island without a petition. If the County Commission approves the resolution recommending annexation of the island, then Plain City will hold a public hearing and vote to approve or deny a similar resolution.

The attached resolution addresses the formal findings that the County Commission must make in order to consider approval. Examples of how each finding can be met are listed below.

- The area to be annexed can be more efficiently served by the municipality than by the county.
 - Road maintenance is perhaps the best example of how Plain City can more efficiently serve the areas proposed for annexation. These areas can only be accessed through Plain City's existing roads and it is clearly more efficient for the City to maintain them.
- The area to be annexed is not likely to be naturally annexed by the municipality in the future as the result of urban development.
 - Utah Code defines "Urban Development" as: "A housing development with more than 15 residential units and an average density greater than one residential unit per acre; or Commercial or industrial development for which cost projections exceed \$750,000 for all phases."

All of the parcels in Sections 1 and 2 are zoned Agriculture A-1 and A-2 respectively. Both zones require a minimum of 40,000 square feet per dwelling lot. It is not likely that these areas will develop in a way to meet the definition of urban development. The parcels in

Section 3 are subdivision lots that already meet the definition of urban development, but annexation has not occurred.

- Annexation of the area is likely to facilitate the consolidation of overlapping functions of local government.
 - Examples of services provided for these areas that could be consolidated include police, fire, emergency services, road maintenance and snow removal, planning and zoning, engineering, and solid waste disposal.
- Annexation of the area is likely to result in an equitable distribution of community resources and obligations.
 - This annexation proposal allows the services and resources listed above to be provided more efficiently and equitably.

The County Commission has the following options to consider:

- Approve the resolution as written including the exhibits
- Amend the resolution and exhibits by changing the described annexation area boundaries
- Deny the resolution

Resolution No. _____

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY
RECOMMENDING THE ANNEXATION OF CERTAIN PARCELS WITHIN AN
UNINCORPORATED ISLAND INTO PLAIN CITY**

WHEREAS, pursuant to the provisions of Title 10, Chapter 2, Utah Code Annotated 1953 (UCA), as amended, an area of land consisting of one or more unincorporated islands in a county of the second class may be recommended for annexation into an adjacent city by the Board of County Commissioners, if certain criteria are met; and

WHEREAS, the Board of County Commissioners desires to offer to Plain City (hereinafter referred to as “the City”) a recommendation for the annexation of properties in an unincorporated island adjacent to the City; and

WHEREAS, the unincorporated island is within the boundaries of the City’s expansion area, as identified in the City’s annexation policy plan; and

WHEREAS, the Board of County Commissioners has held a duly noticed public hearing to consider and make recommendation for the annexation of the properties within the unincorporated island into the City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY AS FOLLOWS:

Section 1. Recommendation. The properties within the unincorporated island, as graphically depicted and listed by county tax identification number (AKA: parcel ID) in Exhibit A are hereby recommended to the City to be annexed into the City.

Section 2. Findings.

- A. The Commission finds that the properties to be annexed into the City can be more efficiently served by the City than by the County; that the properties to be annexed are not likely to be naturally annexed by the City in the future as the result of “urban development,” as defined by UCA §10-2-801; that annexation of the properties is likely to facilitate the consolidation of overlapping functions of local government; and that the annexation of the properties is likely to result in an equitable distribution of community resources and obligations.
- B. The Commission finds, as a result of information provided at the public hearing and information previously known, that it will be equitable to leave a portion of the existing island unincorporated.

Section 3. Recommendation for land use regulations. The Commission strongly recommends that the City adopt land use regulations for the subject properties that are consistent with current County regulations in a manner that minimizes legal nonconformities or resolve land use conflicts between existing County regulations and city regulations in favor of the landowner’s property rights.

Section 4. Conflict. If any parcel ID has changed from what is listed in the exhibit, the most recent parcel ID for the given geographic boundary of the parcel or parcels shall be construed to be listed herein. In the event there is conflict between the map and any listed parcel ID in the exhibits, the geographic boundary of the parcel shall prevail. Any gap between the legal description of parcels to be annexed, if any, shall be included in the annexation recommendation. Entire street, highway, or railway rights of way adjoining a parcel recommended to be annexed shall be included in the annexation recommendation for the full width of the parcel or parcels.

Section 5. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 6. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the Board of County Commissioners of Weber County
this ____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Sharon A. Bolos, Chair

Commissioner Bolos Voted _____

Commissioner Froerer Voted _____

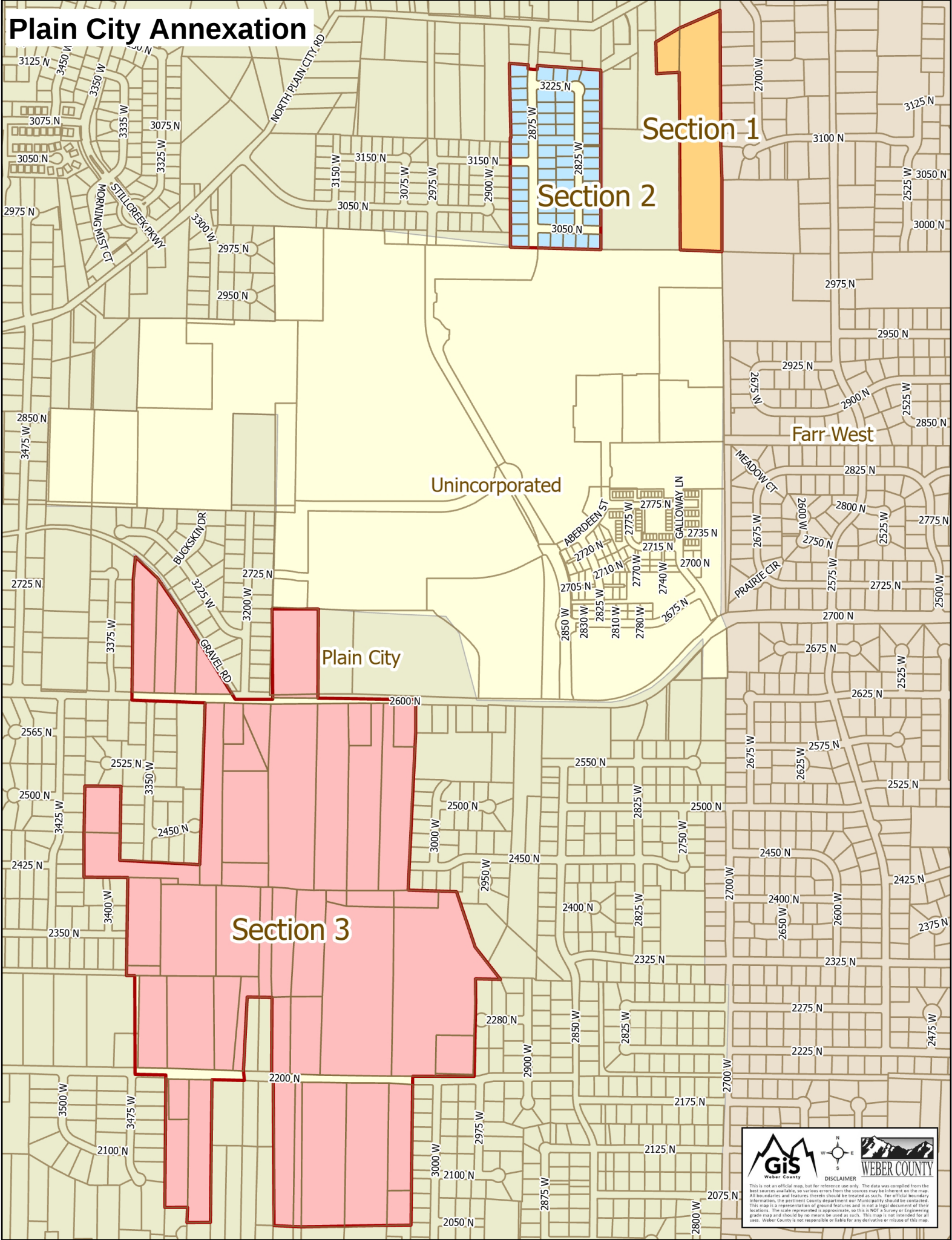
Commissioner Harvey Voted _____

ATTEST:

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

Exhibit A

Plain City Annexation





DISCLAIMER

This is not an official map, but for reference use only. The data was compiled from the best sources available. No warranty is made by the county for any errors or omissions on the map. All boundaries and features therein should be treated as such. For official boundary information, the applicant County department or Municipality should be contacted. This map is a representation of ground features and is not a legal document of their location. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Weber County is not responsible or liable for any derivative or misuse of this map.

Plain City Annexation Section 1

NORTH PLAIN CITY RD

STANLEY &
SHAUNA SMITH
FAMILY TRUST
190200083

Plain City

190200082
J HILL
FARMS LLC

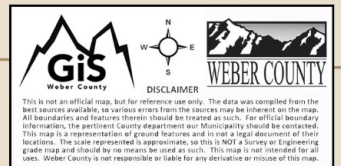
Unincorporated

2700 W

Farr West

3100 N

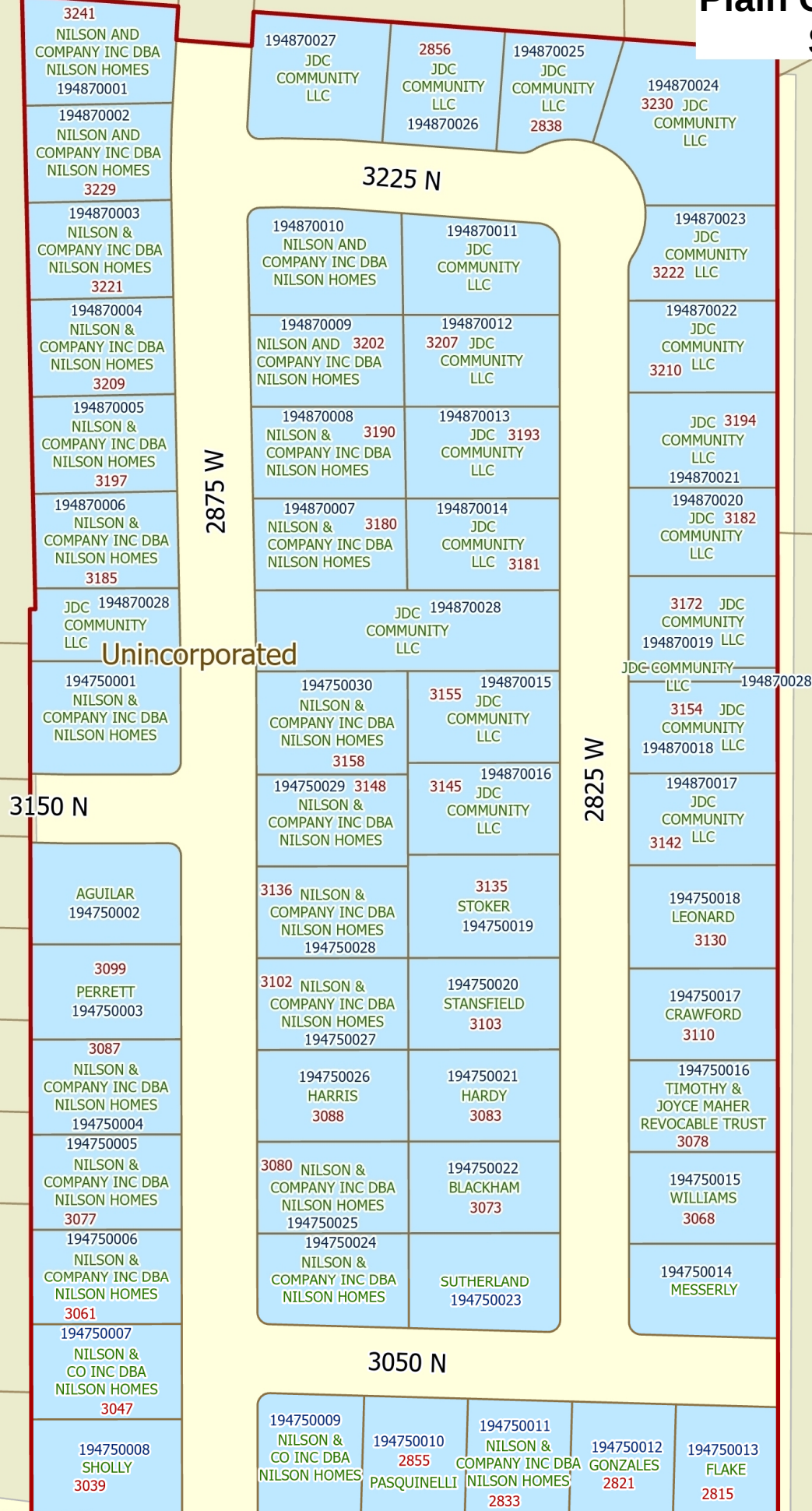
3050 N



Plain City Annexation - Section 1

Parcel ID	Property Owner	Staff Recommendation
190200082	J HILL FARMS LLC	Annex
190200083	STANLEY & SHAUNA SMITH FAMILY TRUST	Annex

Plain City Annexation Section 2



Plain City

Plain City Annexation - Section 2

Parcel ID	Property Owner	Staff Recommendation
194870027	JDC COMMUNITY LLC	Annex
194750001	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750008	SHOLLY, SABRINA & CARSON SHOLLY	Annex
194750028	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750014	MESSERLY, ELIZABETH A & LEONARDO C ESCOBAR	Annex
194750009	NILSON & CO INC DBA NILSON HOMES	Annex
194750002	AGUILAR, JOHN & WF INDIRA AGUILAR	Annex
194750003	PERRETT, BURKE & WF SHARLA PERRETT	Annex
194750006	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750007	NILSON & CO INC DBA NILSON HOMES	Annex
194750004	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750005	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750012	GONZALES, RUDY SAMUEL & WF CHRISTINA MEBIUS GONZALES	Annex
194750010	PASQUINELLI, RICHARD & WF KYRA NEELEY	Annex
194750013	FLAKE, CARSON & SAMANTHA FLAKE	Annex
194750011	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750018	LEONARD, DAVID EMANUEL & EINADYA LEONARD	Annex
194750016	TIMOTHY & JOYCE MAHER REVOCABLE TRUST	Annex
194750017	CRAWFORD, CAMERON JOHN & WF KALLYSE JANE CRAWFORD	Annex
194750015	WILLIAMS, BRINLEE F & HOLLY WILLIAMS ETAL	Annex
194750023	SUTHERLAND, HALEIGH	Annex
194750027	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750025	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750026	HARRIS, BRADEN CLINT & BREANNA HARRIS	Annex
194750024	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750022	BLACKHAM, KADEN & WF MCKAYLA BLACKHAM	Annex
194750021	HARDY, IAN M & SAMANTHA B HARDY	Annex
194750020	STANSFIELD, BRENDAN & WF ABBY CHISHOLM	Annex
194750019	STOKER, TOYNA	Annex
194750029	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194750030	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870008	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870001	NILSON AND COMPANY INC DBA NILSON HOMES	Annex
194870016	JDC COMMUNITY LLC	Annex
194870015	JDC COMMUNITY LLC	Annex
194870028	JDC COMMUNITY LLC	Annex
194870013	JDC COMMUNITY LLC	Annex
194870010	NILSON AND COMPANY INC DBA NILSON HOMES	Annex
194870011	JDC COMMUNITY LLC	Annex
194870009	NILSON AND COMPANY INC DBA NILSON HOMES	Annex
194870012	JDC COMMUNITY LLC	Annex
194870007	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870014	JDC COMMUNITY LLC	Annex
194870017	JDC COMMUNITY LLC	Annex
194870018	JDC COMMUNITY LLC	Annex
194870028	JDC COMMUNITY LLC	Annex
194870019	JDC COMMUNITY LLC	Annex
194870020	JDC COMMUNITY LLC	Annex
194870021	JDC COMMUNITY LLC	Annex
194870022	JDC COMMUNITY LLC	Annex
194870023	JDC COMMUNITY LLC	Annex
194870024	JDC COMMUNITY LLC	Annex
194870025	JDC COMMUNITY LLC	Annex
194870026	JDC COMMUNITY LLC	Annex
194870028	JDC COMMUNITY LLC	Annex
194870006	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870005	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870004	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870003	NILSON & COMPANY INC DBA NILSON HOMES	Annex
194870002	NILSON AND COMPANY INC DBA NILSON HOMES	Annex

Plain City Annexation - Section 3

Parcel ID	Property Owner	Staff Recommendation
190360051	MANNING, SCOTT L & WF CAROL B MANNING	Annex
190380005	PAK, YONG C & SU O PAK TRUSTEES	Annex
190850001	BUSHMAN, ROCK A	Annex
190380061	UTAH POWER AND LIGHT COMPANY	Annex
190380056	UTAH POWER AND LIGHT COMPANY	Annex
190360002	WEBER COUNTY CORP WEBER COUNTY	Annex
190360014	UTAH POWER AND LIGHT COMPANY	Annex
190360033	ALLEN, JONATHAN	Annex
190850003	KEVIN ALLRED & DEBBIE ALLRED TRUST	Annex
190380022	UTAH POWER AND LIGHT COMPANY	Annex
190360027	PACIFICORP	Annex
190380018	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190360029	UTAH POWER AND LIGHT COMPANY	Annex
190380068	MOULDING, BRETT & WF LOUISE MOULDING	Annex
190360054	LOOS, WILLIAM C & WF JULIE K LOOS	Annex
190360010	PENNY B BARNES REVOCABLE TRUST	Annex
190380018	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190370061	NORMAN & KAREN HAMMER FAMILY TRUST	Annex
190380019	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190380017	MOULDING, BRETT D & WF LOUISE MOULDING	Annex
190360013	PACIFICORP	Annex
190360026	MOULDING, BRETT D & WF LOUISE MOULDING	Annex
190360034	PENNY B BARNES REVOCABLE TRUST	Annex
190380056	UTAH POWER AND LIGHT COMPANY	Annex
190360036	COLE, DAVID L	Annex
190380053	WAYMAN, STEPHEN T	Annex
190380022	UTAH POWER AND LIGHT COMPANY	Annex
190380001	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190360031	PENNY B BARNES REVOCABLE TRUST	Annex
190380062	UTAH POWER AND LIGHT COMPANY	Annex
190360025	MOULDING, BRETT & WF LOUISE MOULDING	Annex
190370074	ELLIS, CLINTON J	Annex
190360015	MANNING, SCOTT L & WF CAROL B MANNING	Annex
190370037	MURPHY, TRAVIS & WF ARTIMESIA MURPHY	Annex
190370057	AJS INVESTMENTS LLC	Annex
190360009	MURPHY, TRAVIS K	Annex
190380021	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190360040	WARDLEIGH, STEVEN D & KOREY A WARDLEIGH	Annex
190370056	LEWIS, KEVIN J & WF LUCILE P LEWIS	Annex
194310026	PLAIN CITY CORP	Annex
190850002	FORD, TREVOR & WF JENNIFER R FORD	Annex
190380004	JOHN D & SHERILYN CLARK FAMILY TRUST (THE)	Annex
190360030	MANNING, SCOTT L & WF CAROL B MANNING	Annex
190360050	MANNING, SCOTT L & WF CAROL B MANNING	Annex
190360045	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190380020	MOULDING, BRETT D & WF LOUISE R MOULDING	Annex
190370039	MURPHY, TRAVIS & WF ARTIMESIA MURPHY	Annex
190360041	PENNY B BARNES REVOCABLE TRUST	Annex
190360043	MOULDING, BRETT & WF LOUISE MOULDING	Annex