

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 \_\_\_\_\_

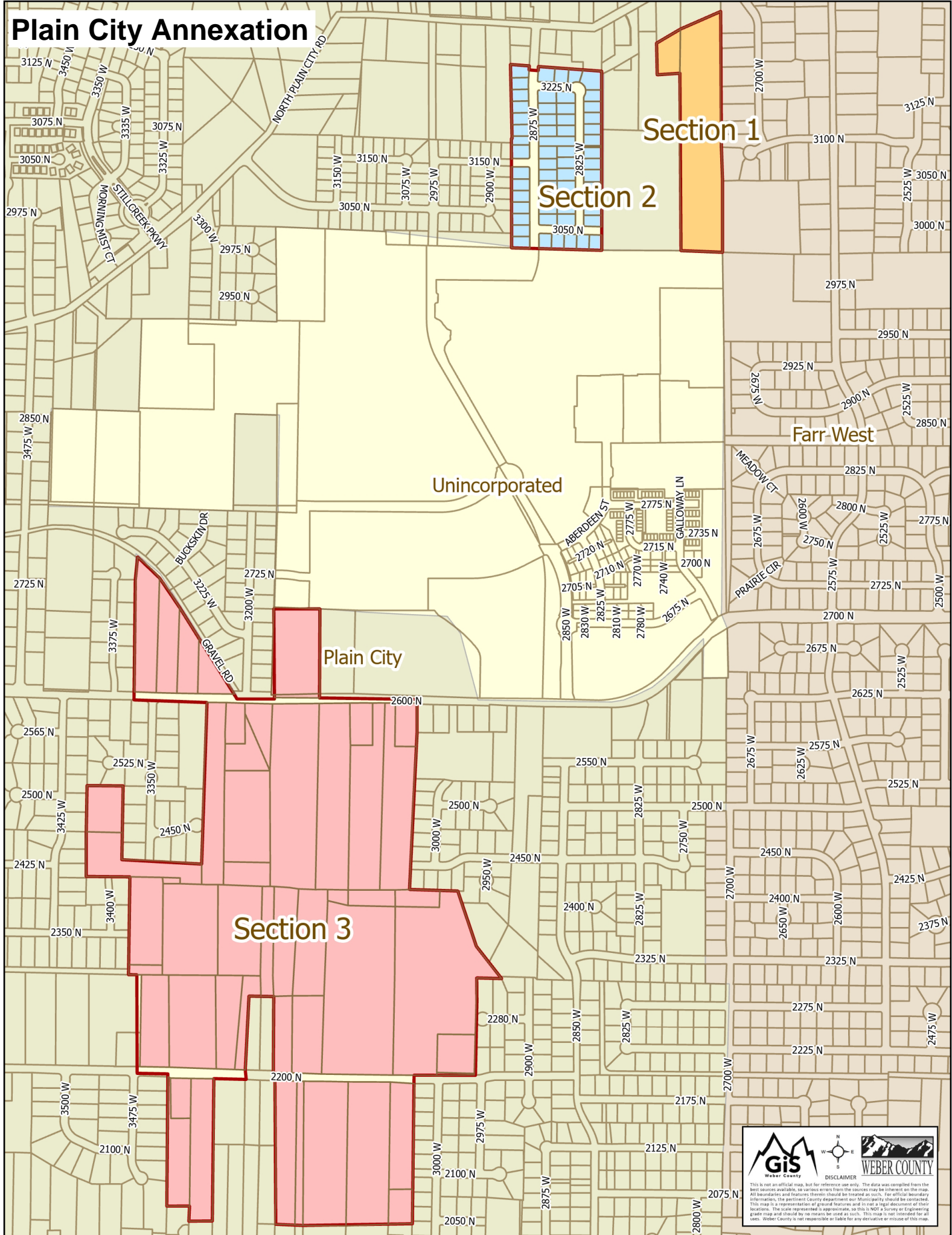
Commissioner Harvey Voted \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Ricky D. Hatch, CPA  
Weber County Clerk/Auditor

## **Exhibit A**

# Plain City Annexation



# Plain City Annexation Section 1

NORTH PLAIN CITY RD

STANLEY &  
SHAUNA SMITH  
FAMILY TRUST  
190200083

Plain City

190200082  
J HILL  
FARMS LLC

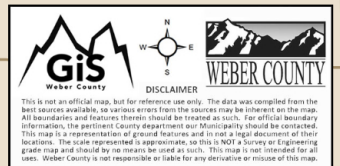
Unincorporated

2700 W

Farr West

3100 N

3050 N

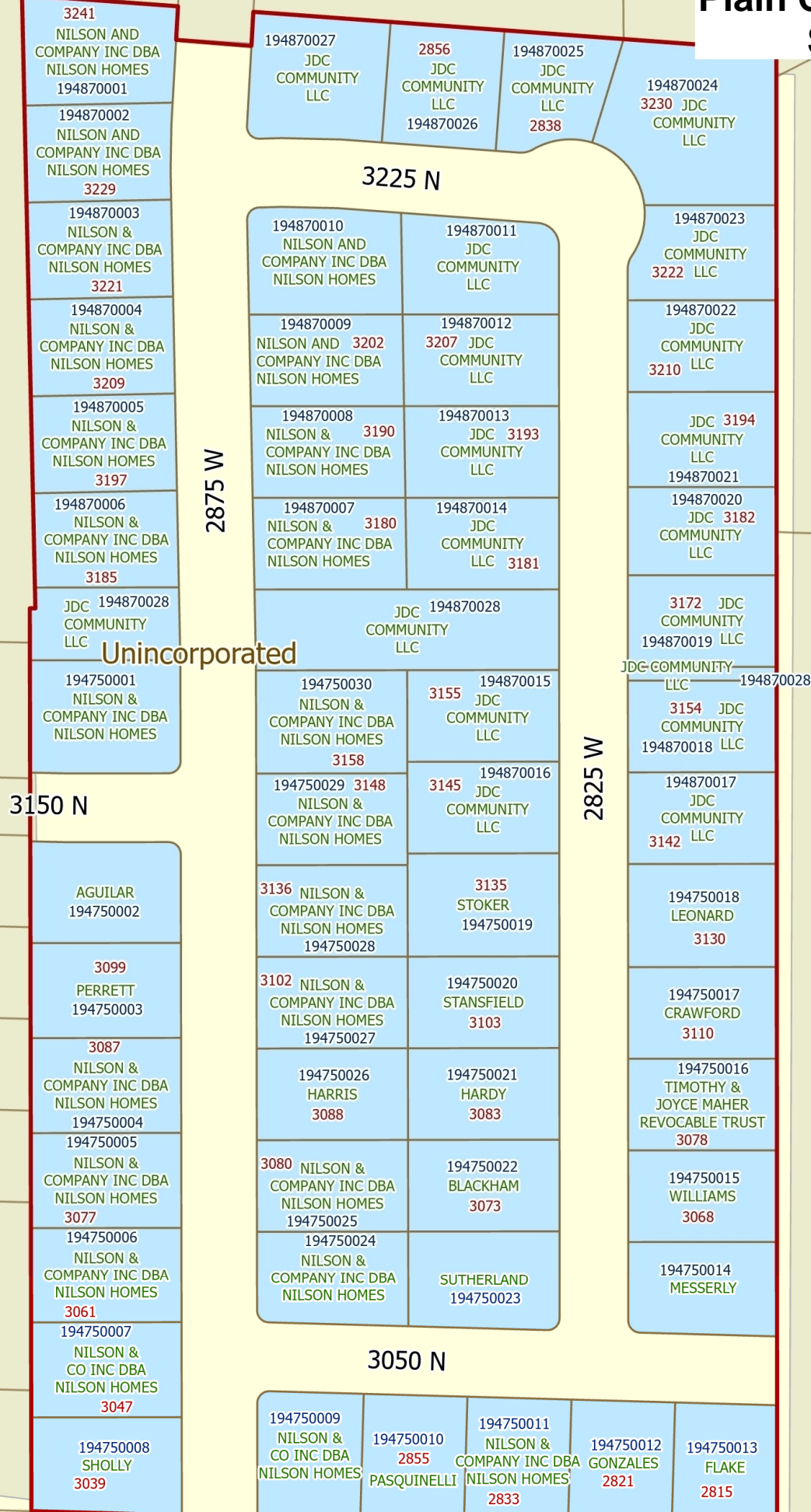


**Plain City Annexation - Section 1**

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



# Plain City Annexation Section 2



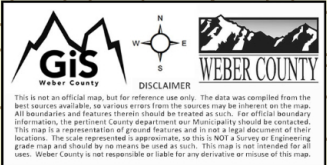
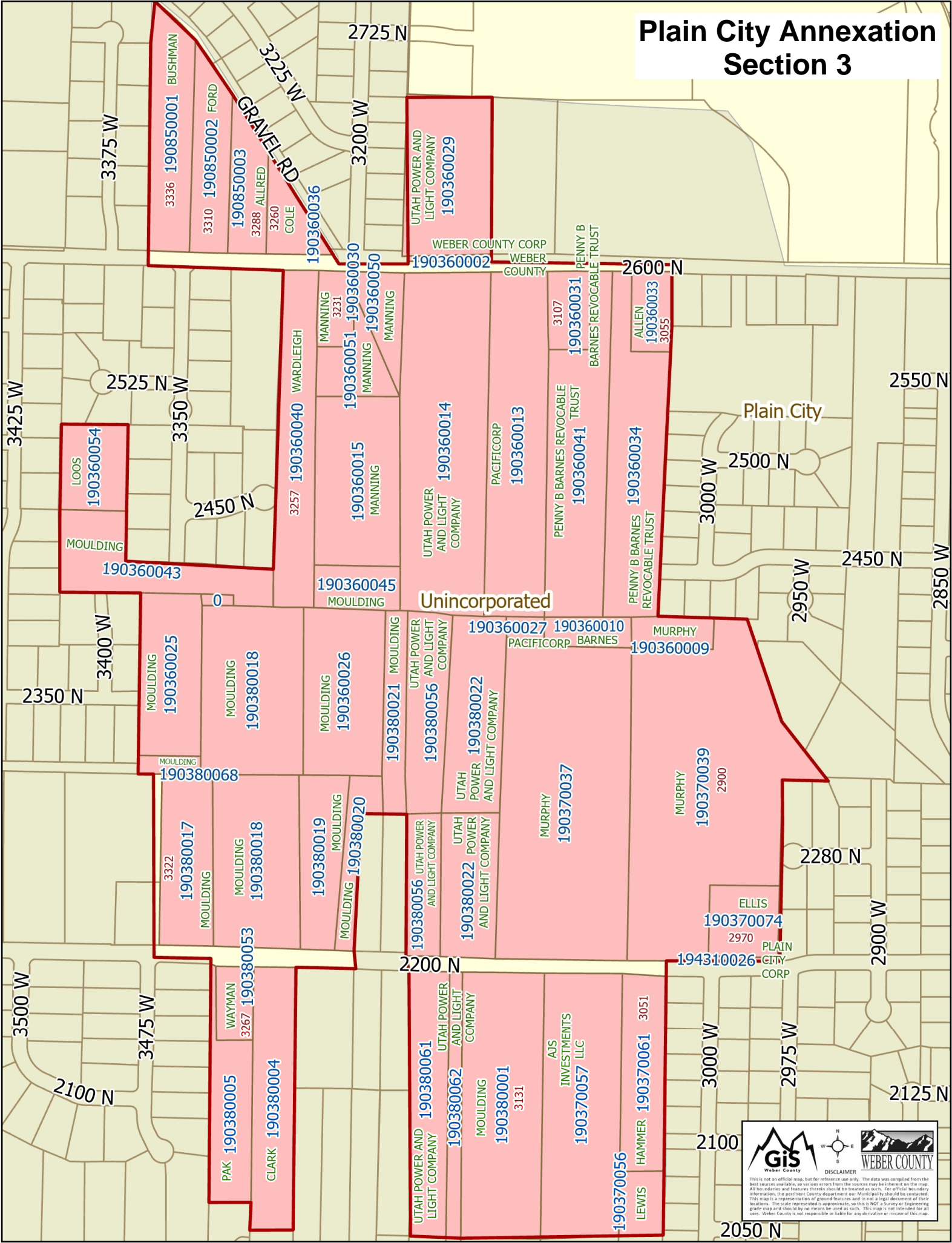
Plain City

**Plain City Annexation - Section 2**

<b>Parcel ID</b>	<b>Property Owner</b>	<b>Staff Recommendation</b>
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



**Plain City Annexation - Section 3**

<b>Parcel ID</b>	<b>Property Owner</b>	<b>Staff Recommendation</b>
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