

Plain City Commission  
Minutes of Meeting  
August 28, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 28, 2025, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw  
Commissioner Ortega  
Commissioner Neil  
Commissioner Skeen  
Commissioner Ableman

Absent Commissioner Faulkner

Staff: Tammy Folkman, Dan Schuler

Attendees: Bart Cragun & Wife, Caleb Richins, Ron Haleg, Jerry & Teddy Anderson, Jeff Humphrey, Pat Burns, David Lewis

Zoom Attendees: Mike Phillips, Brady Blackner

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Skeen

Moment of Silence/Invocation: Commissioner Neil

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Ortega, Neil, Ableman and Chairman Maw were all present. Commissioner Faulkner, was absent.
2. Opening Statement: Chairman Maw
3. Ex Parte: Commissioner Neil had a discussion with Bart Cragun regarding some water issues by the Sage Creek Subdivision. He mentioned he was here tonight and would address the issues next in public comments. He also had a discussion with Jerry & Teddy Anderson about their son building next to them, he indicated they were here tonight as well.
4. Public Comments: Mr. Cragun stated he is here tonight to talk about the Sage Creek development. He wants to make sure his well is protected. He believes it was agreed to in 2022 that he would also get a Bona Vista water connection from the developer. He is here to make sure that is still in order he mentioned it is part of his livelihood. Commissioner Neil stated it does not show it on the new drawings, he said it was on the old drawings.  
David Lewis is here representing DR Horton who will be purchasing Sage Creek, he just wanted to say they are excited to build in Plain City.

Plain City Commission  
Minutes of Meeting  
August 28, 2025

5. Approval of Meeting Minutes for August 14, 2025

**Commissioner Ortega motioned to approve meeting minutes for August 14, 2025. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Skeen, Ableman and Chairman Maw voted aye. The motion carried.**

6. Technical Review Report: meeting canceled rescheduled for September 9 at 9am

7. Legislative Items:

Discussion/Motion: Set Public Hearing on September 11, 2025 to Rezone property at 3056 N 3900 W from A-1 to RE-30 Jerry & Teddy Anderson

**Commissioner Neil motioned to set Public Hearing on September 11, 2025 to Rezone property at 3056 N 3900 W from A-1 to RE-30 Jerry & Teddy Anderson. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

Discussion/Motion: to amend Chapter 6 Commercial Zones 10-6-1 Uses, set public hearing for September 11, 2025

**Commissioner Skeen motioned to set a public hearing on September 11, 2025 for Chapter 6 Commercial Zones 10-6-1 Uses. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

Discussion/Motion: Amend Street, Cul-De-Sac definition 11-1-2

Commissioner Ableman stated he talked with Dan, he said Dan and the engineer didn't care either way of how the Cul-de-sac was measured. Chairman Maw indicated our engineer said he is seeing the trend going to center line to the curb. He also said regarding radius of a cul-de-sac he had never seen an odd shaped Cul-de-sac. Commissioner Neil also mentioned there was a discussion on parking in a cul-de-sac and it being used as a parking lot. It was decided to put this on for discussion at another time. Commissioner Ableman stated it would simplify everything if they measured from center line to center line. Dan wanted to make sure the special exceptions Cul-de-sac reads the same as everything else. He thought the special exceptions was different from the standard Cul-de-sac he thought they were conflicting with each other. Commissioner Ableman mentioned in the special exception it doesn't clarify where you are measuring to and from. Commissioner Ortega was wondering if we should take out the number of lots in the Cul-de-sac special exceptions. There was discussion of why this was done. It was decided to leave the number of lots in until they find out why they put it in there in the first place. Commissioner Skeen thought it had something to do with the fire department. Dan mentioned it could be there might be a problem of where to put the snow on a longer Cul-de-sac.

11-1-2: DEFINITIONS:

**STREET, CUL-DE-SAC: A minor terminal street provided with a turnaround with a one hundred foot (100') minimum diameter. Cul-de-sac streets shall not be any longer than four hundred feet (400') from the centerline of the adjoining street to the center of the turnaround. ~~and cannot provide frontage for more than fifteen (15) dwelling units.~~**

~~j. Cul de sacs shall be not longer than four hundred feet (400') to the beginning of the turnaround, from the centerline of the intersecting street. Each cul de sac must be terminated by a turnaround of not less than ninety seven feet (97') to back of curb (TBC) in diameter. If surface water drainage is directed into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)~~

Plain City Commission  
Minutes of Meeting  
August 28, 2025

j. Cul-de-sacs shall be not longer than four hundred feet (400') from the centerline of the adjoining street to the center turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred feet (100') to back of curb (TBC) in diameter. If surface water drainage is directed into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)

**Commissioner Skeen motioned to recommend to city council approval of the amended Street, Cul-De-Sac definition 11-1-2 stays the same and changes in the ordinance. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

8. Administrative Items:

Discussion/Motion: Sage Creek Subdivision approx. 4277 W 3600 N Phase 1- 30 lots

Pat Burns is here requesting preliminary approval for phase 1. He mentioned the reason they are back is because they were using Marriotts for secondary water and that did not work out. They have had to go a different route this is the reason it has taken so long. They are now going to use Pineview water, they are going to create a pond that Pineview will take over for them. Commissioner Ableman asked about a standard for the irrigation pond he said we don't currently have an ordinance in the city for a pond. Pat stated they would go off of Pineview's standards. Commissioner Neil read the letter from Pineview stating the pond has to be built to their standards before they will agree to take it over. Pat indicated that was correct. Commissioner Neil also mentioned the conditional on Bona Vista. Pat stated all this was correct, he said that is why they are here tonight so they can get the approval so they can build the secondary water system. Chairman Maw reiterated what commissioner Neil was saying, that you need to build it before you can get approval. Pat stated he can't build it until he gets preliminary approval. There was mention in the new ordinance we do not do preliminary approval any more. Commissioner Neil indicated this is just the first review. Commissioner Skeen mentioned we do review cycles and you are allowed up to four review cycles to get everything right. Pat mentioned staff has already reviewed everything and he said this is preliminary review. Tammy mentioned we don't do preliminary any more. Pat wondered what this is called. Chairman Maw mentioned it is a subdivision review. Commissioner Ableman wanted to know if Pat was approved here tonight, what would be next for him. Pat stated he would meet with staff and they would approve the CD's and all documents turned into the city once that has been approved then he gets to go to a pre-construction meeting then he starts all the work once that is approved. He said he goes to city council to have the final plat accepted then it can be recorded. Chairman Maw mentioned he might be missing a few steps. Commissioner Skeen mentioned the subdivision has to be approved first and if he has a conditional final then it would go to city council. He did mention this is two different things and that the state did change the way we do subdivisions about a year ago. He also said they could make a motion tonight but we do have up to four review cycles. He indicated this is the planning commissions first review and now would be the time to bring up any concerns. Commissioner Neil felt like it is not a complete application his reason was pumping out of Dixie Creek and having to reapply with the state on change of use. Commissioner Skeen asked if they have done this yet. Pat mentioned he has the engineer from Pineview here tonight to answer all questions. Pat did say he has Plain City irrigation shares to turn over to Pineview and he has enough shares to do the first 2 ½ phases then he would need to pump out of Dixie Creek for the rest. Commissioner Skeen mentioned the calculation we got shows for the whole project. Jeff Humphrey is here tonight from Pineview to answer any

Plain City Commission  
Minutes of Meeting  
August 28, 2025

questions planning may have. Commissioner Neil is wondering how many shares does Pat have to turn in. Jeff mentioned he can't remember the exact number but he did say it is 10 shares of Plain City irrigation per acre of lot and for the first 2 ½ phases Pat does have enough water shares and Craig Jackson is working with the state engineer to change Dixie Creek from agriculture to M&I from what he understands. He did say this development is new to Pineview they have always dealt with water that is up the hill and comes down now we have an opportunity to serve people on the west side. Commissioner Ableman asked if Jeff had something like this in place already. Jeff stated this is brand new to Pineview. Commissioner Ableman asked if they have standards in place for storage ponds. Jeff indicated their engineering department is working with Reeves and Associates to make sure they are following Pineview's standards. Commissioner Skeen mentioned it says it is contingent, he is wondering if they are willing to say as long as it is built to this standard are they willing to except it. Jeff stated that is right. Jeff did say they will have their own inspector on site. He did say Bona Vistas letter is based on what Pineview does. He also said we are running out of water up the hill and we need to start thinking outside the box. Commissioner Ableman asked if this happens to fall through with Dixie Creek, what will happen. He wanted to know if they will do will serve letters for the rest. Jeff indicated they would not be able to serve them. There was concern about if Dixie Creek will be able to service the whole subdivision. Pat and Jeff said they will only do one phase at a time. Chairman Maw mentioned it will have to go through this process again for each phase. Commissioner Neil brought up Weber County and 3600 W. Pat stated he would have to increase the asphalt width to 24 feet. Pat indicated he had all the letters in the previous approval, he also said it was in the current packet. Commissioner Skeen asked about the previous comments from Mr. Cragun. Pat stated he didn't know where that came from. He said it is on the plan, he did mention he did everything he was asked to do. Commissioner Skeen mentioned he could see the well easement on the plat but not a utility connection. Chairman Maw pulled up the plat and it does say a 10'x21' well easement. Pat did say he would deed the property over to Mr. Cragun. There was also concern about the connection. Pat indicated he would either deed the well or give Mr. Cragun the connection, he did say it was above and beyond for him to do that. He said it was his well not Mr. Cragun's and for the agreement last time he said look at the minutes. Chairman Maw stated he is not sure the commissioners agreed to that. There was a discussion of who owned the well. Pat did say he is going to give this to Mr. Cragun. He is wondering why he had to do both. Pat stated he would do both he does not want to come back for a second review. Pat did say nothing has changed with Weber County about the road. Pat mentioned he would put in the asphalt. Commissioner Neil did bring up the second access in phase two. Pat said that is being done as we speak. Dan mentioned to keep in mind of our new ordinance that we have in place to protect future residents and the city that no permits will be issued until all improvements have been done. Chairman Maw asked every one if Pat had enough to approve phase 1 or if there was any justification to table this. Commissioner Ortega stated we need to make 3600 N wide enough because we only have one egress out of the subdivision, he asked if 3600 W would count as an arterial road. Pat mentioned that was Weber County standard and in order to meet that they needed it to be 24 feet. There is a part that is already 24 feet the rest is 22 feet. Commissioner Ableman asked whose responsibility is it to widen that road. Pat met with Gary Myer from Weber County and he told him what the county wanted him to do. Pat said he has a letter from Gary addressing everything. Commissioner Skeen wanted to clarify what Pat is doing with the well and the connection just so planning is clear. Pat said he would give the well to Bart and the water connection. Commissioner Ableman asked if the piece that the well is on would that be deeded to Bart as well. Pat said tell me what planning wants and I will do it. Commissioner Ortega mentioned if Pat is deeding this over to Bart what is the issue. Dan would like to see something from the county about the road, he is concerned about the added traffic. Pat indicated he is willing to give him the well. Dan mentioned Bart is

Plain City Commission  
Minutes of Meeting  
August 28, 2025

worried about the well going dry. Commissioner Ableman mentioned if Pat deeds the well to Mr. Cragun, then if the well goes dry it is up to Mr. Cragun to drill a new well, but if he keeps ownership of the well it would be Pats responsibility to maintain the well. Bart mentioned he gave Tammy a deed that says half of the well is his, he also gave Chairman Maw a copy. He stated he is not asking for any ground but he is asking for access to the well. Commissioner Ableman asked Bart if he was okay with the well, being deeded over to him. Bart indicated he was okay with this. He did say he believes with development the well could go dry and that is the reason he is asking for the connection. Bart did say pavement will not let water go into the ground, he is afraid in time the well will go dry. Pat did say the culinary water is on the south side of 3600 W. Commissioner Skeen asked if he was just putting in a stub. Pat indicated that is correct.

**Commissioner Ableman motioned to approve first review phase 1 Sage Creek Subdivision. Contingent on a deeded well to Bart Cragun and a Utility Easement and a Bona Vista Water connection for Bart Cragun and Weber County approval of 3600 W. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

9. Report from City Council: Commissioner Ableman

Commissioner Ableman mentioned city council discussed the donation of property from Stillcreek Village HOA. He indicated the new HOA board was under the impression that the city wanted the property. He mentioned it was clarified that the city does not want the property. He stated city council set a meeting to canvass the 2025 primary election. It was followed by a work meeting for the Winegar property. Commissioner Ableman indicated city council was under the impression that they only had two options. We give them the overlay and they donate the property to the city for a park or they stay with 18.5 square foot lots and we purchase the property from them. Councilmen Jenkins asked why we are purchasing property that the city donated to the Winegar Family years ago. The property is on our future land use map as open space but according to the Mayor and our attorney we do not have to allow them to build on the property, the developer can continue to own the property or they can turn it over to the city. He mentioned the developer was going to come up with a new plan for the land.

10. Commission Comments:

Commissioner Ortega mentioned he will be gone on November 20, he is wondering if someone will switch days with him to go to city council. Chairman Maw did say with all the talk about water maybe we need to think of some new standards for yards and more water efficient ways.

11. Adjournment

**Commissioner Skeen moved to adjourn the meeting at 8:41pm. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. Motion carried.**

City Council Meeting: September 4- Commissioner Skeen

Plain City Commission  
Minutes of Meeting  
August 28, 2025

2025

MAW	NEIL	ABLEMAN	ORTEGA	SKEEN	FAULKNER
<del>JAN 2</del>	<del>JAN 16</del> Ortega	<del>FEB 6</del>	<del>FEB 20</del>	<del>MAR 6</del>	<del>MAR 20</del>
<del>APR 3</del>	<del>APR 17</del>	<del>MAY 1</del>	<del>MAY 15</del>	<del>JUN 5</del>	<del>JUN 19</del>
<del>JUL 3</del> canceled	<del>JUL 17</del> Maw	<del>AUG 7</del> Faulkner	<del>AUG 21</del> Ableman	SEP 4	SEP 18
OCT 2	OCT 16	NOV 6	NOV 20	DEC 4	DEC 18

If you are unable to attend on your assigned night, please make sure someone goes in your place

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Planning Commission Chair

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Planning Commission Secretary