

Plain City Commission  
Minutes of Meeting  
August 14, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 14, 2025, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw  
Commissioner Ortega  
Commissioner Faulkner  
Commissioner Ableman

Excused Commissioner Skeen  
Commissioner Neil

Staff: Tammy Folkman, Dan Schuler

Attendees: Phil Meyer, Carl Miller

Zoom Attendees: Mike Phillips

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Ableman

Moment of Silence/Invocation: Chairman Maw

1. Roll Call: Chairman Maw directed roll call. Commissioners Faulkner, Ortega, Ableman and Chairman Maw were all present. Commissioners Skeen, Neil were excused.
2. Opening Statement: Chairman Maw
3. Ex Parte: Chairman Maw was contacted by several people. He talked to Tyler Buxton about a property behind Tylers house. He also talked to a BJ Clarke who is doing appraisals on 3600 West related to the widening of the road. The two properties were the Wilson property and the Watson property. Curt Knight also talked with him about his property on 3900 near Sage Creek. He had questions about how he would get his property developed.
4. Public Comments: Carl Miller would like to comment on the discussions tonight; he wanted everyone to keep in mind of what the city needs for the future and not what we personally would like to see. He said there may be some things planning doesn't want to see but needs to be done. Carl mentioned he would like to be involved with the general plan.
5. Approval of Meeting Minutes for July 10, 2025  
**Commissioner Ortega motioned to approve meeting minutes for July 10, 2025. Commissioner Faulkner seconded the motion. Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.**
6. Technical Review Report: Jessica Rancie & Brian Bingham  
Chairman Maw mentioned they are considering doing a senior overlay about 4650 W and 2200 N. Chairman Maw indicated what they showed on their map was a little too dense. It was senior housing with a connecting

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wall. They talked about tearing the house down on 4700 to be able to have an access. Chairman Maw did say Dan did point out this road is a UDOT road. There would be an HOA for this project. The land is only 2 ½ acres.

7. Legislative Items:

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

Commissioner Faulkner mentioned making the definition to be the same as the ordinance. Commissioner Ableman asked what would prevent the developer from making a gigantic turn around. He had some concerns about having a very long wide road at the end of the cul-de-sac. Commissioner Ortega is wondering if we can have them make it circular so they can't elongate it. He said in the exceptions in the ordinance it limits it to twelve units. Chairman Maw asked Commissioner Ortega if we limited the number of units would this solve the problem. Commissioner Ortega thought it would police itself if we did it this way so they can't elongate the road. There was talk about measuring from the center of the bulb. Dan mentioned going to the public works standards and seeing what it says about the bulb. He also stated it has a drawing of the cul-de-sac and it talks about measurements of what the developer needs to meet. He did say they have a diagram of the cul-de-sac bulb and it shows where the measurements are taken from. Chairman Maw stated maybe we refer to the public works standards in the ordinance. Dan did state the public works standards are in the process of being updated. Commissioner Faulkner wanted to know why the exceptions of 600 feet has fewer homes than the definition. Commissioner Ableman felt measuring from the beginning of the bulb brought up too many variables. Everyone agreed we need to have our engineers input on this as well as clarification on how many homes you can have. Chairman Maw is going to ask our engineer to send him the auto cade cul-de-sac drawings.

**Commissioner Faulkner motioned to table the Street, Cul-De-Sac definition 11-1-2. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.**

Discussion: Chapter 6 Commercial Zones 10-6-1 Uses

There was discussion about adding a shooting range to our commercial zones. Commissioner Faulkner's concern was are we okay with putting it in a residential zone. Commissioner Ableman feels the same way. Commissioner Ortega mentioned he thought it was too close to the existing homes. Commissioner Faulkner felt like we should add it to the C-3 zone not C-2, C-3 is more industrial less homes. She would like to have it conditional. Chairman Maw did research on how close a range can be to homes and he was not able to find anything. Everyone agreed to keep it in C-3 as conditional. Tammy mentioned right now the current zone for this property is A-1. Commissioner Ableman feels the program is amazing but he doesn't want to open ourselves up for complaints down the road. Commissioner Ortega mentioned when we open the general plan maybe we can find a place for a gun range, he feels we need a better buffer around it.

8. Administrative Items: None

Report from City Council: Chairman Maw, Commissioner Faulkner

On July 17 Chairman Maw stated city council inquired about the shooting range. He indicated they gave Buddy Sadler a plaque for his service. There was a presentation from New Hope Suicide Prevention. Cole West presented on the Jackson property. There were lots of questions from city council on this project. David Pitcher came in and discussed the Winegar property. The DeVries property was rezoned, Palmer

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Heritage conditional final was approved and Stillcreek was making a donation to the city. Comp. Softball team wanted to have the park fees waived for their practices. There was a grant for an RFP for the general plan. Microphones were approved for the council room. August 7- Commissioner Faulkner mentioned they honored Brandon Richards for his service; there was approval for C&B to do striping throughout the city. She mentioned a lighting bid for Lee Olsen Park that was tabled so an impact fee study could be done. Weber County pre-disaster plan was approved as well as a lawn mower being purchased for public works. She stated that six different people got up to talk about the speeding on 3475 West, she stated it is a problem. She did mention there was supposed to be a work meeting about purchasing the Winegar property for a park but it was tabled because not all the councilmembers were there. Commissioner Faulkner mentioned her opinion is why would we buy land that is of no benefit to the city.

10. Commission Comments:

Commissioner Ortega asked Dan about the dip in the road in Taylor Parks 2, Dan indicated this was on the punch list and he stated they have not excepted phase 3 yet. Commissioner Ortega also mentioned a tree on the same street that is blocking the stop sign. He stated it is not clear if you are supposed to stop because you can't see the stop sign, going north on 2400. He also asked if someone would cover for him for the next council meeting. Commissioner Ableman said he would cover for him. Commissioner Faulkner mentioned someone reached out to her about the Marsh Development she said this person said they heard he was going to rent all the homes in the subdivision. There was a discussion on rental homes in the city. Dan mentioned if there was a subdivision with all rentals, he thought it would have to be an HOA so they could maintain the yards. Commissioner Faulkner wanted to ask about the Hayloft that Shawna and Stan Smith own, a few years ago they wanted to put a rock shop in there but it was not zoned for commercial, they asked Commissioner Faulkner about it again at the meet the candidate's night. She asked what everyone thought about creating a land zone just for historical properties in the city. Commissioner Ableman wanted to know if they could get it rezoned to C-1. Chairman Maw also mentioned everything would need to be brought up to current standards. Commissioner Faulkner just brought this up as a discussion for the general plan when it is opened. Chairman Maw mentioned he was approached by Tyler Buxton about some property that is land locked, he was wondering about building another house on the property. He told Tyler he could purchase the property and make it part of his property and maybe do a detached accessory dwelling unit on it. He also mentioned being contacted by Ashley from Incline Architect about the parking lot for the IHC building.

11. Adjournment

**Commissioner Ortega moved to adjourn the meeting at 8:45pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. Motion carried.**

City Council Meeting: August 21- Commissioner Ableman said he would go in Commissioner Ortegas place.

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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