

Plain City Commission  
Minutes of Meeting  
July 10, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, July 10, 2025, also accessible via ZOOM beginning at 7:00p.m.

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

Excused Commissioner Ableman

Staff: Tammy Folkman, Dan Schuler

Attendees: Phil Meyer, Brady Blackner, Shane Christy, Josh Yeates, Kami Marriott, Amy Roskelley

Zoom Attendees: Mike Phillips

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence/Invocation: Commissioner Ortega

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Faulkner, Ortega, Neil, and Chairman Maw were all present. Commissioner Ableman is excused
2. Opening Statement: Chairman Maw
3. Ex Parte: Chairman Maw was contacted by Jarod Hadley who is a real estate developer. He asked about a development that came in a few years ago called Cove Creek. He would like to consolidate some of those lots. Chairman Maw told him to contact Tammy about the process.
4. Public Comments: none at this time
5. Approval of Meeting Minutes for June 26, 2025  
**Commissioner Faulkner motioned to approve meeting minutes for June 26, 2025. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.**
6. Technical Review Report: No report, but we do have one coming up on July 15. Chairman Maw indicated he would be able to attend.
7. Legislative Items:  
Motion: open public hearing to amend Street, Cul-De-Sac definition 11-1-2  
**Commissioner Ortega motioned to open public hearing to amend Street, Cul-De-Sac definition 11-1-2. Commissioner Faulkner seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.**

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Dan from public works wondered if the definition is wrong or the ordinance. He did say he talked with our engineer and they both agree the ordinance should stay the way it is written and the definition should be changed to match the ordinance. He gave an example, if the cul-de-sac is not perfectly round where do you start the measurement. He said to support the ordinance it's in the public works standards drawn up showing where to measure from. Some of the commissioners were wondering if people would try and do a big cul-de-sac. Dan stated he had never seen this before, he said developers want to get more lots not more road. Dan wanted to support the ordinance. There were no other comments.

Motion: close public hearing to amend Street, Cul-De-Sac definition 11-1-2

**Commissioner Ortega motioned to close public hearing to amend Street, Cul-De-Sac definition 11-1-2. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.**

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

Chairman Maw stated Dan has explained the way the ordinance reads and why but he also understands where Commissioner Skeen's concerns are coming from. He did say the standard is what Dan explained and he thinks this is what we see in most jurisdictions. Commissioner Faulkner wants to make sure when developers are doing cul-de-sacs they know they have to follow the ordinance and not go back to the definition. She wants to make sure they match one way or the other, also make sure they understand the special exception. She would like the definition to match the ordinance 11-5-3 (J) *Cul-de-sacs shall be no 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).* Dan said the preference is the way the ordinance reads and the way the standard works shows. He suggested changing the definition. Commissioner Skeen stated developers want longer roads to get a couple more houses in there. Commissioner Faulkner asked if we are okay with having a minimum not a maximum cul-de-sac. Planning Commission would like to see this written up for the next meeting it was tabled.

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

8. Administrative Items:

Discussion: Shooting Range

Brady Blackner is here to talk about a non-profit range that will deal with veterans, law enforcement, fire fighters as well as people dealing with PTSD and addiction. He mentioned they would like to give back and help other people. He stated the property they are looking at is being donated by the Marriotts. He would like to do a couple of things they will have a shooting range that will be available to the public with a charitable donation because they are a non-profit. They would like to run events and offer local law enforcement to use the range. Brady stated they will offer different courses to civilians as well. He referred to the sketch that planning had been given they will be shooting east with 30-foot berms. Chairman Maw wanted to know the current zoning. The current zone is A-1 and the general plan still has it at A-1 it is not zoned for this. Commissioner Neil did say archery is conditional we don't have a shooting range in our conditional use ordinance so he was using the archery conditional use. He did say archery is in a completely enclosed building. There was talk about subdivisions that may be coming and that was a

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concern for planning. They will have two 200-yard rifle ranges as well as a 50-yard range with two parking lots and two buildings. Commissioner Ortega had a concern that it was really close to the homes already there and to the ones that may come in the future. Brady mentioned they will have 30-foot berms he also said there are other ways to mitigate the sound. Commissioner Ortega wanted to make sure we are not affecting homeowners with the noise. Brady mentioned Morgan County has a range that is near some homes, as well as Davis County. Shane Christy is a board member he wanted to tell planning how important the foundation is. He wanted to start something to help veterans get back on their feet. He mentioned they will have certified therapist to help as well as simple courses on surviving in the outdoors as well as other things. Amy Roskelly mentioned they own all the property but the little Winegar piece that is next to this. She mentioned they support this and she thought this would be a good location because there will not be a lot of development. She mentioned the nearest thing to the south is the Marriott shop. Josh Yeates is here to help with the legal issues for this project. He is wondering what enclosed means. Commissioner Neil mentioned that is what we would require of archery. Commissioner Skeen asked if there was anything in our ordinance about a gun range. It was said they were just trying to match it to the closest thing in the ordinance. Josh wanted to know if this is something planning can work with. Commissioners mentioned Josh will need to rezone it would take about 3 meetings then they would have to come back for the conditional use that would also be another 2 meetings. Commissioners asked for some professional drawings with parking stalls and dimensions. Commissioner Neil is thinking we may have a problem with our general plan. They did tell Josh he could request an amendment to the general plan. Commissioners felt like amending the general plan would be the best route. Commissioner Faulkner mentioned an enclosed building may cut down on the noise. Commissioner Ortega would like to see what the Winegar's would say about the range going right next to homes going in. Commissioners told Josh he would need to write up the reason he wanted an amendment to the general plan with parcel numbers and description. Kami Marriott just wanted planning to know the passion these guys have for this project. Brady mentioned an enclosed range would be around 20 million dollars. Commissioner Ortega would like to add to the conditional use a shooting range. Commissioner Faulkner would like Brady to get more information for this. Commissioner Ortega would like more information on noise. Chairman Maw stated he would find the industry standards for noise. Commissioner Neil said if we add it as a conditional use, he feels we need to change the archery one as well.

9. Report from City Council: Canceled

10. Commission Comments: Commissioner Skeen mentioned the 4<sup>th</sup> of July was great and he thanked the city for bringing in a great concert. Commissioner Neil mentioned he may not be able to go to city council on July 17. Chairman Maw said he would be able to go in his place.

11. Adjournment

**Commissioner Skeen moved to adjourn the meeting at 8:22pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. Motion carried.**

City Council Meeting: July 17- Chairman Maw

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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>	JUN 19
<del>JUL 3</del> canceled	JUL 17 Maw	AUG 7	AUG 21	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