

Plain City Commission
Work Minutes of Meeting
June 12, 2025

Plain City Planning Commission met in a work meeting at City Hall on Thursday, June 12, 2025, also accessible via ZOOM beginning at 6:00p.m.

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

Staff: Tammy Folkman, Dan Schuler

Attendees: Cole West Group, Chris Cave

Zoom Attendees: Mike Phillips

Welcome: Chairman Maw

Chairman Maw mentioned the objective tonight was to review the development agreement. Mr. Wright said his plan tonight was to listen, he doesn't think they are ready for that kind of agreement. He gave a presentation on some of the developments Cole West has done around Utah. Mr. Wright stated they pride themselves on master planning. He did say they sell lots to builders but they run the amenities and the HOA and at times they will build the homes. Commissioner Faulkner wanted to know if the builders stick to the plans. He mentioned they have to follow the codes and rules when building in any city as well as development agreement. He feels this property deserves first time home buyers, also 55 plus. He did say this land is environmentally sensitive. He indicated they know the rules and follow them. He indicated the feedback he is looking for is local and heritage, they know a little of it but not much. They wanted feedback from staff and City Council as well as the Planning Commission. The website for the survey is colewest.com. Commissioner Faulkner loves how this all sounds but the main focus is the development agreement. She would like to talk about roof tops, density amenities, arena. She wants to keep the feel of Plain City that would be frontage and lot sizes. Chairman Maw would like to see how they are going to address legacy parkway when it comes through and what are you going to put around legacy parkway. He did say density is critical. Mr. Wright has not gotten as far as density. Commissioner Ableman mentioned right now until legacy highway is built, we only have two main roads out of Plain City they are very rural roads. He wanted to know how this is going to affect the people who have lived here for years. Chairman Maw would like to see in the agreement how the sequence of things will go as well as sequencing the amenities to make sure they are disbursed and not held back until the end. Commissioner Faulkner did mention the concern for the water availability. Chairman Maw wanted to know about the sewer as well. Commissioner Neil mentioned people are looking for horse property. He also mentioned right now the Jackson water company is not approved in our city. Commissioner Ortega is concerned about the commercial they want to do around the corridor he mentioned we don't even know when the road will be put in and he doesn't think we should be planning things when there is no road. He also mentioned restaurants and big box stores, he said for now we need to support what we already have in Plain City. He stated he doesn't think it would be a good place for another Farmington Station. Commissioner Ableman would like to see the project start on the east side and work its way west. Chris Cave did mention the Mayor asked for a development agreement and that is why they made one. There was talk on how long the agreement would last and when they

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can review it. He did say he didn't want to see it as all residential but some trails, walking and equestrian as well as a parking lot for the rail trail. Commissioner Faulkner has some questions they may not be for Cole West but just things to be aware of.

1. The city inspector is going to be super busy she feels the city will need to be aware of this.
2. She would like details about the HOA.
3. Do we need more senior developments she did mention we will have three in the city very soon, she is not saying we don't need more.
4. Active living what does that look like.

Mr. Wright is not sure when they will be back maybe in 30 to 90 days, he did say he would like feedback on the survey. Commissioner Faulkner did say in a couple weeks there should be a section in our ordinance about development agreements. There was talk about the general plan being opened this year. Commissioners did mention our current general plan is too urban to the planning commissioners liking. There was mention of how the process works with the development agreement. The draft will come to planning then for final approval it will go to city council. Commissioner Ableman appreciated Cole West coming and talking with planning to get our feedback.

Planning Commission Chair

Planning Commission Secretary