

Plain City Commission
Minutes of Meeting
May 8, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, May 8, 2025, also accessible via ZOOM beginning at 7:00p.m.

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

Excused Commissioner Neil

Staff: Tammy Folkman, Dan Schuler

Attendees:

Zoom Attendees: Jacob Hansen, Mike Phillips, Chase Stander

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Ableman

Moment of Silence/Invocation: Commissioner Ortega

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Faulkner, Ortega, Ableman and Chairman Maw were all present. Commissioner Neil was excused.

2. Opening Statement: Chairman Maw

3. Ex Parte: none at this time

4. Public Comments: no comments

5. Approval of Meeting Minutes for April 24, 2025

Commissioner Ableman motioned to approve meeting minutes for April 24, 2025. Commissioner Faulkner seconded the motion. Commissioners Ortega, Skeen, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

6. Technical Review Report: Jed Devries, Austin Evans

Chairman Maw mentioned Jed Devries is interested in subdividing his parent's property and would like to make three lots. He did say Jed would need to fill out a subdivision application. It is compliant with the zone. He mentioned Austin Evans came in for a lot line adjustment. He stated it would be an access to the property in the back, he indicated Austin is thinking about doing a senior overlay. The current zone is part RE-18.5 and part RE-15. Future land use is MD-1. Commissioner Faulkner asked if in the senior overlay ordinance does it mention what zone it could be in. Chairman Maw indicated he did not see it anywhere. Commissioner Faulkner mentioned we need to look at the ordinance and see if we want it in there.

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7. Legislative Items:

Motion: Open Public Hearing for Public Ways and Property 7-1-5 Discharge of Water

Commissioner Faulkner motioned to open public hearing for Public Ways and Property 7-1-5 Discharge of Water. Commissioner Ortega seconded the motion. Commissioners Ortega, Ableman Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

There were no public comments. Chairman Maw did say he received a letter from Cody Rhees he will talk about it in the discussion portion.

Commissioner Ortega motioned to close public hearing for Public Ways and Property 7-1-5 Discharge of Water. Commissioner Skeen seconded the motion. Commissioners Ortega, Ableman Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Public Ways and Property 7-1-5 Discharge of Water

Chairman Maw mentioned Cody Rhees's letter, he did say he responded to Tammy's email and what Cody mentioned is already in the ordinance. Commissioner Faulkner was thinking we make the language simpler and refer to the state code. Chairman Maw felt the same way. Commissioner Faulkner wondered how Dan felt about this. Dan stated the things Cody mentioned are already in the storm water ordinance. He indicated he looked everywhere to see if the state had anything on what he wanted to put into the ordinance and he could not find any verbiage within the state ordinance on discharge of water. He is in favor of having paragraph (C) put in so when he goes out as code enforcement, he has an ordinance to back him up. Commissioner Skeen mentioned Cody having some good points but they are addressed in the state code.

Commissioner Faulkner motioned to recommend approval to City Council for a change to our ordinance 7-1-5 Discharge of Water. Commissioner Skeen seconded the motion. Commissioners Ortega, Ableman, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Title 11 Subdivision Regulations-Development Agreement

Chairman Maw indicated we have discussed this previously, he asked if there were any changes that needed to be made. Everyone agreed it looked good. Jacob did mention the milestones; he thought it was a good idea so the developer would be aware of the fact that it is going to happen. He indicated planning could put them in the actual agreement of what the milestones are. Commissioner Faulkner asked by not putting them in the ordinance we could decide what they would be with each development agreement. Commissioner Ortega mentioned at the end of 11-9-4 (B) the sentence just ends. Jacob indicated he will get that fixed. There was a discussion on making a template for a development agreement. Jacob stated to start with the first development agreement with a developer and pull out the parts we like to use as a template for future agreements. Commissioner Faulkner mentioned starting with the things we want like having amenities in the first phase as well as street design and frontages.

Commissioner Faulkner motioned to recommend approval to City Council for Title 11 Subdivision Regulations-Development Agreement with the edit that we spoke about with Jacob. Commissioner Skeen seconded the motion. Commissioners Ortega, Ableman, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

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Discussion/Motion: Title 9 Building Regulations

Commissioner Skeen stated this is clarifying no building permits can be issued until all completions are made. Commissioner Faulkner also mentioned the elevation of surrounding properties.

Commissioner Skeen motioned to recommend approval to City Council for Title 9 Building Regulations. Commissioner Ortega seconded the motion. Commissioners Ortega, Ableman, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion: Agriculture Zones A-1 and A-2

Chairman Maw mentioned we need to add the detached accessory dwelling unit in A-1 and A-2.

Commissioner Faulkner thought it was already in there. There was discussion on all the permitted uses and adding a DADU to the permitted uses. Commissioner Ableman thought that we had already discussed this in the last meeting and everyone agreed it was already in the permitted uses. They decided it did not need to be changed. Commissioner Ortega thought it had to be in a residential zone. Commissioner Albeman read the verbiage but it didn't say anything that it had to be in a residential zone.

8. Administrative Items: none at this time

9. Report from City Council: Commissioner Ableman

Commissioner Ableman mentioned city council tentatively approved the budget proposal.

10. Commission Comments: none at this time

11. Adjournment

Commissioner Ortega moved to adjourn the meeting at 7:49pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Ableman, Faulkner, Skeen and Chairman Maw voted aye. Motion carried.

City Council Meeting: May 15- Commissioner Ortega

2025

MAW	NEIL	ABLEMAN	ORTEGA	SKEEN	FAULKNER
JAN 2	JAN 16 Ortega	FEB 6	FEB 20	MAR 6	MAR 20
APR 3	APR 17	MAY 4	MAY 15	JUN 5	JUN 19
JUL 3	JUL 17	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

Planning Commission Chair

Planning Commission Secretary