

Plain City Commission
Minutes of Meeting
February 13, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, February 13, 2025, also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Tammy Folkman, Dan Schuler

Attendees: David Skeen

Zoom Attendees: Micheal Phillips

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Ortega

Moment of Silence/Invocation: Commissioner Skeen

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Faulkner, Ortega, Neil, Ableman and Chairman Maw were all present.
2. Opening Statement: Chairman Maw
3. Ex Parte: Chairman Maw mentioned he talked to an individual who is a developer looking at the Favero property. He said he couldn't talk to this person at the time and this individual said he would call back but never has.
4. Public Comments: none at this time
5. Approval of Meeting Minutes for January 23, 2025
Commissioner Faulkner motioned to approve meeting minutes for January 23, 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
7. Legislative Items:
Discussion/Motion: to set public hearing on February 27 for a re-zone from A-1 to RE-18.5 property at approx. 3050 W between 1975 N and 2200 N (AJS Investments-David Skeen)
Commissioner Neil motioned to set a public hearing for February 27, 2025 for a rezone from A-1 to RE-18.5 property at approx. 3050 W between 1975 N and 2200 N. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

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Discussion: on Front Lot Line

It was decided to leave the front lot line as is in the ordinance.

8. Administrative Items:

Discussion/Motion: appoint a new Planning Chair and Co-Chair for 2025

Commissioner Faulkner motioned to install Jarod Maw as the Chair and Blake Neil as the Co-Chair.

Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

9. Report from City Council: Commissioner Ortega

Commissioner Ortega gave a report from city council, he said the first item on their agenda was to appoint the new planning commissioner which was Josh Ableman. BB's Place received final acceptance. They approved \$2000 for the Easter Egg Hunt.

10. Commission Comments:

Chairman Maw stated he would get Commissioner Ableman a ground rules land use book from Craig Call. Commissioner Faulkner was wondering if we are going to have Craig Call do some training for us this year. She mentioned she would like to have some training on general plans. She mentioned the Marsh property and the secondary water. She is wondering if we care if the secondary water gets hooked up in the best way for the city or the developer. She stated when she brought this up to Mr. Marsh, he was against this because he owes some goodwill to Jeff Hales over water shares. She stated it feels like it was always the plan to hook up to her neighborhood, so why are we allowing him to do what is not best for our city. Commissioner Skeen stated he is on Mountain View Irrigation. He indicated he did it because of cost. Commissioner Ableman stated there is no pressurized irrigation on the north side of 2200. Commissioner Faulkner didn't think anyone down the dirt road had secondary. Chairman Maw mentioned when he has done developments in the past, he indicated the developer usually gets to choose their utilities. Dan stated plan B would be to see if Pineview wanted to run their lines when the development goes under construction so they would have the loop system instead of having a dead-end system, it would increase the pressure. Commissioner Neil wanted to talk about Craig Jacksons water issues. He indicated he has a lot of concerns and a lot of questions for them. He stated there are a lot of issues having an open reservoir. Commissioner Ableman asked if there was a requirement of how many water shares, they may need for an open reservoir system. Commissioner Faulkner mentioned Matt from Bona Vista told us you need 3-acre feet per acre irrigatable ground. Commissioner Neil was wondering where they got their water shares from. Commissioner Faulkner thought maybe it was Bona Vista who would be the one to require the water shares. Commissioner Neil mentioned the development agreement that Craig Jackson wrote. He stated it was hard for him to digest. He mentioned he would like to have our legal at the meeting we have with Jacksons for any discussions. Dan mentioned our ordinance only recognizes Pineview and Mountain View and not the new Jackson water company. He said we would have to add theirs to our ordinance. Chairman Maw mentioned on February 27 at 6pm we will have a work meeting with city council to talk about putting a process together for development agreements. Tammy mentioned the work meeting on March 6 after city council to discuss where we want to go with the general plan. The next work meeting would be on March 13 with legal and the Jackson to go over their development agreement. Chairman Maw would like some kind of documentation for this meeting a week ahead so they have time to go over everything. Tammy will send Commissioner Ableman information on upcoming projects. Chairman Maw mentioned the email he sent last week about a house bill HB368 he mentioned everyone may want to read it. He did mention there is a lot of opposition to this bill.

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11. Adjournment

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

City Council Meeting: February 20- 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 1	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