

Plain City Commission  
Minutes of Meeting  
September 11, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, September 11, 2025, also accessible via ZOOM beginning at 7:00p.m.

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

Excused Commissioner Faulkner

Staff: Tammy Folkman, Dan Schuler

Attendees: Phil Meyer, Jerry & Teddy Anderson, Brady Blakeman, Josh Yeates,  
Jared Yeates, Amy & Jed DeVries, Natalie DeVries

Zoom Attendees: Mike 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, Ortega, Neil, Ableman and Chairman Maw were all present. Commissioner Faulkner was excused.

2. Opening Statement: Chairman Maw

3. Ex Parte: Commissioner Ableman had a conversation with Jerry Anderson concerning the zoning change, they were wondering about the lot size and the process. Chairman Maw received an email from someone about doing four plex's in Plain City. He stated he told them our ordinance does not have anything that addresses four plex's.

4. Public Comments: none at this time

5. Approval of Meeting Minutes for August 28, 2025

**Commissioner Ortega motioned to approve meeting minutes for August 28, 2025. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Skeen, Ableman and Chairman Maw voted aye. The motion carried.**

6. Technical Review Report: Jason Green, Carson Jones

Chairman Maw talked about the Carson Jones property. He mentioned the current zone is A-2 and the future zone was zoned for open space or low density but the biggest problem is getting utilities out there. He indicated Carson would work on this and bring it back to planning on what they want to do. The parcel size is 33.2 acres. Jason Green's property is on North Plain City Road next to the power lines. The current use is RE-18.5 and RE-20 on the future land use map it is MD1 which would be RE-18.5. He stated they would like to do an overlay but he also mentioned he and Dan are not in favor of another park. He mentioned perhaps a

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trail system. Chairman Maw mentioned we might want to think of some ideas of what we want for open space in the future.

7. Legislative Items:

Discussion/Motion: Public Hearing for the rezone of property at 3056 N 3900 W from A-1 to RE-30 for Jerry and Teddy Anderson

**Commissioner Skeen motioned to open public hearing for rezone of property at 3056 N 3900 W from A-1 to RE-30. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

There were no public comments.

**Commissioner Neil motioned to close public hearing for rezone of property at 3056 N 3900 W from A-1 to RE-30. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

Discussion/Motion: Public Hearing for the rezone of property at 3056 N 3900 W from A-1 to RE-30 for Jerry and Teddy Anderson

Jerry Anderson stated they are rezoning their property so their son can build next to them.

**Commissioner Skeen motioned to recommend to city council approval of the rezone of property at 3056 N 3900 W from A-1 to RE-30. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

Discussion/Motion: Public Hearing to amend Chapter 6 Commercial Zones 10-6-1 Uses

**Commissioner Ortega motioned to open the public hearing to amend Chapter 6 Commercial Zones 10-6-1 Uses. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

There were no public comments.

**Commissioner Ortega motioned to close the public hearing to amend Chapter 6 Commercial Zones 10-6-1 Uses. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

Discussion/Motion: Public Hearing to amend Chapter 6 Commercial Zones 10-6-1 Uses

Commissioner Neil mentioned removing part of the definition for *(Archery shop and range, provided conducted within completely enclosed building)* and making it *not allowed (N)* in C-1. Planning Commission also added *Shooting Range* and would like to make it *not allowed (N)* in C-1 and C-2 but *conditional (C)* in C-3.

**Commissioner Ortega motioned to amend Chapter 6 Commercial Zones 10-6-1 Uses with the additional changes to the archery shop and range. Commissioner Ableman seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

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8. Administrative Items:

Discussion/Motion: Final on DeVries Subdivision approx. 3045 W 1975 N Jed Devries

Commissioner Neil was wondering about the change from four lots to three. Jed mentioned they decided to do it this way until they are ready to make changes to the additional lot. Commissioner Neil mentioned the sheds and that they are not compliant. Jed stated his family lives there and they are not going to move them for now. Jed did say they are on slabs and are not permanent.

**Commissioner Ableman motioned to approve final for DeVries Subdivision approx. 3045 W 1975 N. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. The motion carried.**

9. Report from City Council: September 4 meeting canceled

10. Commission Comments:

Commissioner Ortega went to the League of Cities and Towns workshop; he passed out a handout of all the changes about city compliance with recent land use laws. Commissioner Neil mentioned Sage Creek, he talked about their pond and about how close it is to Dixie Creek. Chairman Maw mentioned someone from Sage Creek called Dan and asked for a pre-construction meeting, he indicated Dan told them they are not ready yet. Commissioner Ableman is concerned about all the work they are doing out there. Dan did say he does do the inspections and he said the sewer line had been inspected last time they came to planning commission. He did tell them if they put in utilities before the city approves them, they would need to be camera tested. Dan did mention to someone from Sage Creek that he may need to come back to planning. He gave him Chairman Maws number. He also mentioned Daniel from Pineview has not seen any plans on the secondary water plans. Commissioners agreed they would like to see the plans for the new water system before it is built. Chairman Maw mentioned we are getting a lot of requests for overlays he wanted everyone to be thinking of other things we might want besides a park with an overlay. Dan mentioned he and the Mayor had a meeting with IHC he mentioned IHC met with UDOT and UDOT wants the road to go through on 2850 and tie into 2600 as well as putting a traffic light there. IHC is wondering if there are any other options that they could do.

11. Adjournment

**Commissioner Ortega moved to adjourn the meeting at 7:52pm. Commissioner Skeen seconded the motion. Vote: Commissioners Ortega, Neil, Ableman, Skeen and Chairman Maw voted aye. Motion carried.**

City Council Meeting: September 18- Commissioner Faulkner

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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 canceled	JUL 17 Maw	AUG 7 Faulkner	AUG 21 Ableman	SEP 4 canceled	SEP 18 Ortega
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