

Plain City Commission
Minutes of Meeting
October 9, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, October 9, 2025, also accessible via ZOOM beginning at 7:00p.m.

Present:	Chairman Maw Commissioner Ortega Commissioner Faulkner Commissioner Neil
Excused Absent	Commissioner Ableman Commissioner Skeen
Staff:	Tammy Folkman, Dan Schuler
Attendees:	Caleb Richins, DeAnn and Bart Cragun, Ron Hales, Jed Jenkins, Con Wilcox, Sean Jones, Pat Burns, Phil Meyer, Jan Wilson, Adam Favero, Brandon Quinney, Diane Hirschi, Mayor Beesley
Zoom Attendees:	Cassie Joiner, Mike Phillips, Kylee Elmer

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Neil

Moment of Silence/Invocation: Chairman Maw

1. Roll Call: Chairman Maw directed roll call. Commissioners, Ortega, Faulkner, Neil, and Chairman Maw were all present. Commissioner Skeen was absent and Commissioner Ableman was excused.
2. Opening Statement: Chairman Maw
3. Ex Parte: Commissioner Neil had a discussion with Bart Cragun about the well in Sage Creek Subdivision. Chairman Maw had some correspondences with Link Construction about the approval process.
4. Public Comments: Con Wilcox also the co-owner of Bar W Ranch which borders Sage Creek on the north and Mr. Cragun on the west. He said his goal was to build on his 70 acres, he did submit a preliminary plat in 2024 he understands he will need to submit it again. He is very glad that Center Point Construction is taking over this development. He has been very pleased with their timely and professional work they have put in. They installed his irrigation system and he indicated it is like a dream and is done correctly. He is confident they will take this development and move it to the next level. He stated he is looking forward to building his 8-lot subdivision.
5. Approval of Meeting Minutes for September 25, 2025
Commissioner Ortega motioned to approve meeting minutes for September 25, 2025. Commissioner Faulkner seconded the motion. Commissioners Ortega, Faulkner, Neil, and Chairman Maw voted aye. The motion carried.
6. Technical Review Report: no report

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7. Legislative Items: none at this time

8. Administrative Items:

Discussion/Motion: Sage Creek Subdivision approx. 4277 W 3600 N Phase 1- 30 lots

Pat Burns with Lynx Construction indicated he is here to confirm the letter from Pineview. Commissioner Neil mentioned the contingencies from the previous meeting minutes. He mentioned one of those was a deeded well to Bart Cragun. He said he understood it has not been done yet. Mr. Burns indicated it would be done on the final plat. Commissioner Neil stated before approval it had to be done. He also said the other thing was Weber Counties approval of 3600. Pat stated that was correct., he wanted to know if this all had to be done before the pre-construction meeting. Ron Hales from Center Point Construction, mentioned his understanding from reading the minutes is that they had approval on the condition as these items were met before we received permits. He did mention in the minutes it stated no permits would be issued until all the criteria was met. He stated as we go through a conditional it was his understanding those conditions will be met before any permits are issued. He mentioned they did not understand this and they were here about the water issue. He stated he didn't understand why they were being held up because of how the minutes were written. He indicated they are just here to try to understand what to do, he stated it almost seems like they are being targeted for something they are not trying to do. He said they are coordinating with the city to try to move forward. Pat mentioned the deed would be on the plat. Chairman Maw asked if Pat could write an agreement between Bart before the recording. Mr. Hales indicated that is not what planning is requesting he indicated planning is requesting a deeded piece from a plat that does not exist. He asked why were they given conditional approval. Commissioner Neil indicated it was the first review. Mr. Hales indicated it never stated that in the minutes, he said they are not here to argue but to try and provide planning with what they wanted. Chairman Maw wanted to go through the things that planning felt they needed. The first thing was the water, Commissioner Neil indicated this had been addressed. The second thing was the deed for the well and the third thing was the weber county road. Chairman Maw asked what specifics are they looking for on the road. Pat mentioned we had a letter already from the county. Tammy indicated the letter was in the 2022 packet. She went to get it from the old packet. Mr. Hales indicated from a construction stand point they looked at the minutes and said as long as we meet all the conditions before a permit is issued everything must be done. He wants to correct this so they can move forward. Commissioner Faulkner stated if we can find the letter that would check two things off the list, and if we can all see that the deeded well happens at the point of the recording then we can cross that hurdle. She is saying that is what was written in the motion. Mr. Hales agreed with all of this. Commissioner Ortega mentioned they were asking for preliminary and we don't do preliminary it was approved as a complete application. He also stated we are just going through the things to help with the things they need before we can give it final approval. Chairman Maw mentioned Tammy found the letter from the county. Commissioner Ortega indicated that was from the previous application and not associated with this application. Commissioner Ortega was wondering if they were going to get a new letter from the county. He wasn't sure if we needed a new letter from the county. Mr. Hales did say it was approved once and the letter from the county was not the hold up. Commissioner Ortega was not sure if the letter applied to this application, he said if it did then we are good. He also asked where it has already been approved once before if we could maybe get a new letter from the county. Commissioner Faulkner was wondering why they needed a new letter. Commissioner Ortega wanted to make sure we were doing everything by the book where the letter was written three years ago. Commissioner Faulkner felt like the only hiccup was the deeded well. Mr. Hales asked if they could do a written agreement for the well since they cannot record it yet. Commissioners were all okay with this. The concern was that it is not showing on the

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plat at this time. Commissioner Ortega felt like a written agreement would make everyone feel better but if it is going to happen on the plat we could do it at that point. He did say they would not get building permits unless it happened. Commissioner Faulkner agreed with Commissioner Ortega. Mr. Cragun agreed as long as the connection was on there as well. Commissioner Ortega did say they have met our agreements and now Mr. Cragun and Mr. Burns needed to work out what they agreed on. Commissioner Ortega was concerned about the homes already on the road, he thought 5900 W would be the arterial road and wondered if the homes already on there were included in the 30 lots that were required for one access. Commissioner Faulkner asked if they were part of the subdivision. He was wondering if they needed to have a second access. It was decided the other homes were in Weber County and Sage Creek was in Plain City and it fits our code. Commissioner Neil did say we didn't ask for this when they came in the first time so we can't require it now.

Commissioner Faulkner motioned to approve Phase 1 of Sage Creek Subdivision 4277 W 3600 N. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, and Chairman Maw voted aye. Commissioner Neil voted nay. The motion carried.

Mr. Burns indicated he would get the letter for the well signed by himself and Bart and get it to us tomorrow.

9. Report from City Council: Chairman Maw- there was no report at this time.

10. Commission Comments:

Commissioner Faulkner ran into Trent, she feels like we need to look at the detached accessory dwelling (DADU) unit again. She stated he told her there is someone looking at building a modular home in their back yard that would take up 25% of the rear yard. Chairman Maw did say he told Trent that the DADU cannot be bigger than the main home. Commissioner Neil mentioned a community development in West Jordan where it is multi-generational housing. He said it looked like a nice development.

11. Adjournment

Commissioner Ortega moved to adjourn the meeting at 7:40pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Faulkner, , Neil and Chairman Maw voted aye. Motion carried.

City Council Meeting: October 16- Commissioner Neil

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

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Planning Commission Chair

Planning Commission Secretary