

Plain City Commission
Work Minutes of Meeting
October 9, 2025

Plain City Planning Commission met in a work meeting at City Hall on Thursday, October 9, 2025, also accessible via ZOOM beginning at 6:00p.m.

Present: Chairman Maw
Commissioner Ortega
Commissioner Neil
Commissioner Faulkner

Staff: Tammy Folkman, Dan Schuler

Attendees: Jed Jenkins, Phil Meyer, Sean Jones, Jan Wilson, Adam Favero,
Brandon Quinney, Diane Hirschi, Mayor Beesley

Zoom Attendees: Mike Phillips, Cassie Joiner

Welcome: Mayor Beesley

Mayor Beesley asked if legal had anything to say before we get started. Legal felt like city council was up to speed on anything legal, he also mentioned everything is in our packets. David stated they were going to rezone the land to RE-18.5, he is trying to come up with something that will be good for him as well as the city. He would like to do an overlay. He is wondering what is allowed and not allowed in an overlay. David showed a map with 153 lots at RE-18.5 with no amenities. He said they are willing to work with the city on the open space if they do an overlay, they would change from RE-18.5 with 153 lots to RE-15 with 158 lots. Commissioner Faulkner mentioned maybe putting on the plat that there are a landfill and a sewer plant down by where houses will be built. There was talk about letting people know they are in a flood plain. Councilwomen Wilson would like the lot size to stay RE-18.5. The Mayor mentioned having a discussion with legal about the future land use map and the ordinance. Brandon (legal) mentioned talk about this being a taking but he did say the developer was willing to work with the city on this. He did say the developer has complied with the future land use map the park is where it should be, lots are the sizes they should be but with an overlay the lots will need to be smaller. He asked if we are going to deem it as an exceptional amenity. He did say it is still in the city's discretion to balance the lots out. Brandon did say doing larger lots balances out the with a park, he ask does that make an exceptional amenity. Commissioner Faulkner mentioned there is a strip of 20 homes without a break. They will need to put another side street in; it is 12 homes maximum with a break. Commissioner Neil mentioned Penny Barnes would like to have an access road to her property as well. Commissioner Faulkner stated she did not see any trail systems in this plan. Brandon indicated we would like people to walk on the trails through a park, he did say it is up to the city to decide if this will fit. Councilmen Jenkins is having a hard time with the word (take) he indicated this green space was set up years ago, he did say no one from the Winegar family has come to argue this point and it has been accepted for many years. He mentioned on top of this the developer has counted 153 homes and saying we could have used that except for the take. He doesn't see it as a take. He thinks there should be 24 less homes. He feels the green space or park would have to be very exceptional in his mind. Commissioner Maw mentioned a recreational center; he stated instead of a park maybe we can decide on something else besides a park. There was a question of if the park was not rezoned to RE-18.5 it is still open space? The application did list parcel numbers. The Mayor indicated it doesn't matter about the zone on the future land use map it shows open space. Brandon indicated it cannot be a taking if you bought into the future land use, he said you bought into property that showed what it would be in the future. Chairman Maw did say we have never gone against the future land use map. Brandon mentioned we can work this out outside of a work session then come back with a legal solution to the city with a solution we can agree on. There are two options with an overlay 1. exceptional amenity or amenities 2. 33% open space. David is

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asking for 18 lots in exchange for the open space property of 17 acres. Councilwomen Wilson asked do we really need that much land for a park or open space. The Mayor stated if we did shrink that we would need to have an appraisal done on the ground we let them develop, they would have to do an exceptional amenity or give the city money to put in a kitty. Chairman Maw does not want to see the city be in charge of what should go in the open space, he wants to see the developer doing that. Brandon did say he has written a memo on the legal authorities he has relied on. He would be happy to send that to the developer. David did say they were not going to go there but he can send the memo anyways. He is just wanting to make sure if they give us an exceptional amenity that they get enough lots back to make it worthwhile. Commissioner Ortega stated if we want the land is it worth giving them 16 additional lots for the land. He did say if we want it for the future we should take it now in exchange for the 16 lots. He indicated if we don't want the land which it will stay open anyways because that is what the future land use map shows. He said we just say no because they have to leave it open anyway. Chairman Maw would love to have the space but leaving in grass is not enough. Councilwomen Wilson asked if we need to have such a huge buffer. She is wondering if we cut the open space in half and go back to the RE-18.5 give the developer what they want and we still have a buffer of open space for the landfill. They would get 8 more lots and the city would get 6 to 7 acres of open space. There was talk of how big other parks in the city are Pioneer Park is 9 acres.

Planning Commission Chair

Planning Commission Secretary