

Plain City Commission
Minutes of Meeting
October 23, 2025

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, October 23, 2025, also accessible via ZOOM beginning at 7:00p.m.

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

Absent: Commissioner Ableman

Staff: Tammy Folkman, Dan Schuler

Attendees: Jake Finlinson, Troy LaFluer, Katelyn Shaw, Jake Hone, Brian Bingham, Phil Meyer, Porter Lee, Kyle Herrin

Zoom Attendees: Racheal Beal, Mike Phillips

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence/Invocation: Commissioner Skeen

1. Roll Call: Chairman Maw directed roll call. Commissioners Skeen, Faulkner, Ortega, Neil, Skeen and Chairman Maw were all present. Commissioner Ableman was absent
2. Opening Statement: Chairman Maw
3. Ex Parte: Commissioner Neil was approached by Bart Cragun concerning the memo of understanding from Sage Creek. He mentioned Bart had some concerns about it and had an attorney look at the memo and the attorney mentioned it was vague and was to open ended. Commissioner Neil indicated Bart had a list of things he wanted in the memo and he was going to take it back to Sage Creek. Commissioner Neil did not know what has come of this.
4. Public Comments: Katelyn Shaw mentioned she just moved into a home in Plain City. She indicated the Winegar development will be in her back yard, she said she has taken an interest in this and the subject that has not come up is the traffic on 2200 North. She is concerned about the added traffic and accidents that could occur. There is no crosswalk, Katelyn believes there needs to be more infrastructure to make this safe. Commissioner Faulkner indicated 2200 North is a state road she does feel there is some work that will have to be done through the state.
5. Approval of Meeting Minutes for October 9, 2025
Commissioner Faulkner motioned to approve meeting minutes for October 9, 2025. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.

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6. Technical Review Report: Deep Roots (Craig Jensen)

Chairman Maw stated this is a parcel at the end of Taylor Parks 3. He indicated Craig gave two proposals for this property one was single family homes; the other was a senior overlay.

7. Administrative Items:

Discussion/Motion: Discussion/Motion: Updated plan for Plain City Commercial Parcels 190360003 & 190360024 Jake Finlinson

Jake mentioned a few months ago he came in and received approval for this subdivision and since that time UDOT has asked for a change, he is back with the change and asking for approval on the change. He did say the biggest change on the plan is the secondary access on the remainder parcel. UDOT has asked that they hold off on this until the parcel gets developed. He did say it could be 5 or 10 years from now before they develop. Commissioner Neil asked if all the redline items had been taken care of. Tammy indicated they had been. Commissioner Faulkner would like Jake to let those who will be building to emphasize putting the back of the building facing the road. Jake said he would pass this along. Commissioner Neil was wondering if anyone in the city had been contacted about the improvements. Dan stated he had not been contacted yet. Chairman Maw thought all that would be done when the site plan was approved.

Commissioner Skeen motioned to approve updated plan for Plain City Commercial Parcels 190360003 & 190360024, Jake Finlinson. Commissioner Faulkner seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

8. Legislative Items:

Discussion/Motion: Subdivision Amendment for 4526 W 1975 N Mustang Run (Troy LaFluer) 2 lots

Troy mentioned he is just looking to combine his two lots into one, he indicated they are just two flag lots.

Commissioner Skeen motioned to recommend to City Council to approve Subdivision Amendment for 4526 W 1975 N Mustang Run. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion/Motion: set a public hearing for November 13, 2025 for a Residential Overlay with Public Amenities for Winegar Trust and Western Basin Land and Livestock approx. 2500 N 5100 W (David Pitcher)
Commissioner Faulkner motioned to set a public hearing for November 13, 2025 for a Residential Overlay with Public Amenities for Winegar Trust and Western Basin Land and Livestock approx. 2500 N 5100 W. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. The motion carried.

Discussion: Brian Bingham- Senior Overlay

Brian is here tonight to propose a senior overlay called Kellys Cove it is a total of 3 acres. He would like to discuss any concerns that planning may have before they submit an application. He did say Mountain View Irrigation is working with them on their secondary water. They met with UDOT and they did not want the entrance on 4650 West, so they are going to have the entrance off of 2150 North. Commissioner Faulkner wondered if it would be more traffic on the road that Winegar's are on. Chairman Maw likes this option better than the last one. Commission Neil is concerned about the location because of the band that starts playing at 6AM at Fremont. Commissioner Faulkner wanted to know how many single-family homes could

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go in there. Brian was thinking about 8 homes. Commissioner Skeen mentioned the future land use map states the zone as RE-18.5. Brian likes the idea of a senior overlay. Chairman Maw would like to see space for additional parking spots. He also would like to know what they are going to do with the open space. Brian mentioned the idea was to keep the existing home and spread the units out. Commissioner Faulkner was wondering if the units would have a back patio. Commissioner Ortega would like to see the open space more centralized. Brian asked about the 50 and older. He is wondering if we have people occupying the existing senior homes that are not retired and still have kids. Commissioner Ortega is against the idea of a duplex. Brian stated the shared wall is between garages. He did say they might be able to do some duplexes and single family. Commissioner Neil and Ortega are wondering if this is an appropriate location for this. Dan asked if UDOT gave them a firm no on the access on 4650 West. Brian did say UDOT did not want access so close to the other road. Dan did mention mail routes and sanitation and to remember when planning this. Commissioner Skeen is feeling the same way as Commissioner Neil and Ortega, he did say all the lots around this are large lots and he doesn't like the attached units. Brian did say they were thinking of doing a walking trail around this, it would only be for people who live there. Jake Hone is with Grow Development he does a lot of active adult communities he will be working with Brian on this project. He thanked the planning commission for letting them come and talk.

9. Report from City Council: Commissioner Neil

Commissioner Neil indicated city council talked about the annexation of some unincorporated properties. He did say Debbie Allred got up during public comments and ask some questions she had been hearing misinformation that city council clarified for her. Commissioner Neil mentioned his property being annexed into Plain City in 2008. He mentioned coming and talking to the Mayor at the time and City Councilman Ferrin. He stated Councilman Ferrin had the state statute and it said you couldn't annex in and leave a peninsula. He indicated it was not a bad thing to be annexed into Plain City. Councilmember Beal mentioned some of the residents have concerns about the sewer system. Commissioner Faulkner did say they should get their questions answered at the public hearing. Chairman Maw mentioned they can call in to the office and someone should be able to help them with the ordinances. Commissioner Faulkner did say they have been given time to have their questions answered according to the Mayors email.

10. Commission Comments:

Commissioner Ortega went to The Utah Land Use conference he stated he was disappointed. Commissioner Faulkner felt the same way. They were hoping for more information. Commissioner Neil asked to be excused at our November 13 meeting.

11. Adjournment

Commissioner Faulkner moved to adjourn the meeting at 8:08pm. Commissioner Neil seconded the motion. Vote: Commissioners Ortega, Neil, Faulkner, Skeen and Chairman Maw voted aye. Motion carried.

City Council Meeting: November 6 - Commissioner Ableman

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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
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