

Plain City Commission
Minutes of Meeting
January 8, 2026

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 8, 2026 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw
Commissioner Ortega
Commissioner Ableman
Commissioner Faulkner

Excused Commissioner Skeen
Commissioner Neil

Staff: Tammy Folkman, Dan Schuler

Attendees: Carson Jones, Shandra Froerer, Jan Wilson

Zoom Attendees: Jason, Craig Lasson, Jan Checketts, Kurt DeHart, Alan L, Phil Meyer,
Brandan Quinney

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Ortega

Moment of Silence/Invocation: Chairman Maw

1. Roll Call: Chairman Maw directed roll call. Commissioners, Faulkner, Ortega, Ableman and Chairman Maw were all present. Commissioners Skeen, Neil were excused.
2. Opening Statement: Chairman Maw
3. Ex Parte: none at this time.
4. Public Comments: none at this time but Chairman Maw did apologize for the mix up with our zoom meetings he mentioned having some difficulty with the zoom link.
5. Approval of Meeting Minutes for December 11, 2025
Commissioner Faulkner motioned to approve meeting minutes for December 11, 2025. Commissioner Ableman seconded the motion. Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.
6. Technical Review Report: no report
7. Legislative Items:
Motion: Open Public Hearing for rezone of property at approx. 5500 W 2050 N parcel 190290031 from A2 to RE-20 (Carson Jones)
Commissioner Ableman motioned to open public hearing for rezone of property at approx. 5500 W 2050 N parcel 190290031 from A2 to RE-20. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Plain City Commission
Minutes of Meeting
January 8, 2026

There were no public comments at this time

Commissioner Ortega motioned to close the public hearing for rezone of property at approx. 5500 W 2050 N parcel 190290031 from A2 to RE-20. Commissioner Faulkner seconded the motion. Commissioners Ortega, Ableman, Faulkner and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Rezone property at approx. 5500 W 2050 N parcel 190290031 from A2 to RE-20 (Carson Jones)

Carson indicated this property is owned by Susan Stuart they would like to rezone it so it matches what is happening in real estate right now. He indicated it matches with the general plan. He did say they have sewer capability and water. Commissioner Faulkner asked who told Carson in the technical review that it was RE-20. She said he could change it to RE-30. Chairman Maw mentioned on his notes from the technical review meeting he has it as low density. Commissioner Faulkner asked Carson if he felt that at the meeting the land would conform. He stated yes. Chairman Maw did say he had a half-acre lot with a question mark on it. Carson mentioned he wouldn't mind doing an overlay. Commissioner Faulkner wondered if you could do an overlay on RE-30. She said she would not be in favor of that. Commissioner Ableman did say it did not follow the future land use map and the general plan. Commissioner Ortega did say if it was changed to a higher density it would need to be discussed when we open the general plan. Carson stated in his experience RE-20 had been considered low density. Commissioner Ortega did say that is not how it is defined in our general plan. Commissioner Ableman read what low density means out of our general plan. Carson mentioned the cost of offsite improvements, he did say it would make it extremely difficult for this to happen with lower density lots. He feels a half-acre lots would work on this property. Commissioner Ortega agreed with what Carson was saying but he did say we can't go against the general plan. Commissioner Ableman did say before we can put in more high density out where this property is he would like to see something done to the access roads on 5100 and 2200. Chairman Maw stated if you felt misled in any way by us, he apologized. He stated he didn't recall what was specifically said in the technical review. He read his notes from the review to Carson. Carson did say that was how he remembers it too. He will go back and do some more studying on this property and what they can do. Carson said they were going to do gravity sewer. He did say with the cost of housing right now every little bit we do helps and a half acre lot is less expensive than a three-quarter acre lot. There was talk about bigger lots for horse property as well as smaller lots.

Commissioner Ableman motioned to recommend to deny rezone property at approx. 5500 W 2050 N parcel 190290031 from A2 to RE-20. Commissioner Faulkner seconded the motion. Commissioners Ortega, Ableman, Faulkner and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Subdivision Amendment for Freedom Estates approx. 4550 W 1500 N 5 lots (Jan Checketts)

Jan mentioned she has two lots ready and to get sewer to the back lots it is going to be pricey and she would like to be able to sell the two front lots to fund the road going into the back lots. Commissioners did not have a problem with Jan doing this. Jan did ask how big does a lot have to be to have horses on it. Chairman Maw indicated a half-acre according to our ordinance. Tammy mentioned in the ordinance it is 20,000 square feet. Chairman Maw read the ordinance on horses; it is 20,000 square feet.

Plain City Commission
Minutes of Meeting
January 8, 2026

Commissioner Faulkner motioned to recommend to city council the Subdivision Amendment for Freedom Estates approx. 4550 W 1500 N 5 lots. Commissioner Ableman seconded the motion. Commissioners Ortega, Faulkner, and Chairman Maw voted aye. The motion carried.

Motion: Set public hearing on January 22, 2026 for rezone of property approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green)

Commissioner Faulkner mentioned the application does not match with the future land use. Commissioner Ableman mentioned we talked about this in a previous meeting. He indicated they are not trying to create more lots but move the lots further away from the power lines. Commissioner Faulkner stated she looked up the parcel number and mentioned it only takes in one little portion she said maybe the other parcels are already zoned. Chairman Maw thought that they were zoned already. Commissioner Faulkner asked how wide the road was. Jason indicated the road will be 60 feet. Commissioner Faulkner suggested doing non-conforming lots she is worried if we change the zone and these people back out then we are stuck with higher density and we don't know what will happen and we won't have any control. She suggested a variance or getting legal involved.

Commissioner Ortega motioned to set public hearing on January 22, 2026 for rezone of property approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001. Commissioner Faulkner seconded the motion. Commissioners Ortega, Faulkner, and Chairman Maw voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Site Plan application for 2825 W 2600 N parcel 190360078 (Dr. Ben Hale)

Kurt is the contractor working with Doctor Hale on this project. Commissioner Faulkner asked if he had seen the comments from our engineer. Kurt indicated he had not seen them. Commissioner Faulkner mentioned there are four things that need to be addressed on the engineer's memorandum. Kurt did say we should have both the water will serve letters. Dan mentioned all the utilities are already stubbed into the lot. He said he and the engineer did the plan review. Kurt did say they will have the NOI and SWPPP done before they break ground. Chairman Maw did ask about the drive approach aligning with the other road. Kurt mentioned they do not have anything in their records that shows what they are doing to the east with the road. Commissioner Ableman wanted to know if this was going to put the road on the bend. Commissioner Faulkner stated the road is already on the bend.

Commissioner Faulkner motioned to approve the site plan application for 2825 W 2600 N parcel 190360078. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, Ableman and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Site Plan for Sunflower Assisted Living-Sign

Craig from Master Signs is representing Sunflower Assisted Living. Chairman Maw asked if the only sign they were applying for was the one facing west. Mike indicated it was the only sign and it would not be lit up. Commissioner Ableman did say it follows our sign ordinance.

Commissioner Ableman motioned to approve site plan for Sunflower Assisted Living-Sign. Commissioner Ortega seconded the motion. Commissioners Ortega, Ableman, Faulkner, and Chairman Maw voted aye. The motion carried.

Plain City Commission
Minutes of Meeting
January 8, 2026

Discussion/Motion: Conditional Use for Latter Day Saint Church approx. 3650 W North Plain City Road (Mike Davey)

Commissioners were all in favor of the conditional use.

Commissioner Faulkner motioned to approve the conditional use for Latter Day Saint Church approx. 3650 W North Plain City Road Commissioner Ableman seconded the motion. Commissioners Ortega, Ableman, Faulkner, and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Site Plan application for Latter Day Saint Church approx. 3650 W North Plain City Road (Mike Davey)

Chairman Maw asked Mike if they were building the stake center now and the second church in the future. Mike indicated that was correct, he stated they would like to start this spring on the stake center. The conditional use is just for the front half of the property. Commissioner Faulkner asked Mike if he had seen the engineer's comments. Mike mentioned he wasn't sure. Chairman Maw mentioned there are six comments that were given on December 31, he wondered if anyone had a concern about them. Commissioner Faulkner stated she just wondered if Mike had seen them. Chairman Maw mentioned the two accesses on North Plain City Road and he said that was a lot of parking filtering out to the north. Commissioner Ableman mentioned they would not be able to use the road on 3650 West. Mike stated that was correct that there was a protection strip on 3650 West he said they will not access utilities or driveways along that strip they will just put up a fence, they do not want to burden the street with parking. Commissioner Faulkner asked how they will access the parcel behind the stake center. Mike indicated they would go out on the back road when it goes through. Commissioner Ableman did not like the protection strip on 3650 West. Commissioner Ableman did mention all the things mentioned on the engineer's memorandum will need to be addressed before they could build, he didn't have a problem with them. Commissioner Faulkner did say she would have preferred to have Mike answer the engineer's comments before this meeting.

Commissioner Ableman motioned to approve site plan for Latter Day Saint Church approx. 3650 W North Plain City Road upon completion of the 6 bullet points on the engineer's memorandum Commissioner Faulkner seconded the motion. Commissioners Ortega, Ableman, Faulkner, and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Jan & Tracy Subdivision approx. 3590 W 1975 N parcels 190350074,190350073 (Jan Wilson)

Chairman Maw mentioned we talked about this a little at our last meeting. Jan indicated she was glad she was here for the whole meeting, she stated she liked the way planning has been looking at things as they are happening right now. With that being said she mentioned planning commissioners all have a plat map of the subdivision she would like to do. Jan stated it is based on if the road on 3600 goes through. Jan gave everyone a new plat map of the subdivision she mentioned this one was sent before the one with changes to it if 3600 goes through. She indicated she currently owns 1.206 acres. Jan stated as it stands today, she still has enough room for two RE-20 lots. Commissioner Ableman mentioned he and Commissioner Skeen discussed this earlier today. Commissioner Ableman stated if you go with the subdivision approval right now the way everything sits there is no reason we shouldn't approve this because it falls under our ordinance. Chairman Maw asked if the lots are already subdivided. Jan stated she was approached and asked if she was going to put utilities on the back lot, all the equipment was there at the time and it would cost less if they did it sooner than later. She did say where she worked at the recorder's office, she knew she could go in and make two parcels

Plain City Commission
Minutes of Meeting
January 8, 2026

out of one. Jan indicated when Mayor Beesley came to her and wanted to talk about her subdivision, she stated she did not have a subdivision only two parcels. She said she couldn't get a building permit or subdivide. Commissioner Faulkner wanted to know if there were utilities on this parcel. Jan stated there were. Commissioner Faulkner did say now it is a subdivision so you can now make it lots that you can build on. Jan indicated this was true. Commissioner Ableman did say how do you put this on hold until the city decides what they are going to do. He mentioned an agreement that was done before Jan bought this property. Jan mentioned this gentleman's agreement was done long before she owned the property and had nothing to do with her. Commissioner Faulkner asked when the city decides that they want to come and purchase her property will it make the lots nonconforming. She said she is okay with this she just wanted to make sure everyone else is okay with this. Brandan Quinney our legal representation for the city agreed with everything that was discussed tonight as well as planning approval. From where this is going to go forward with the city's road project, he felt this was one of the most efficient ways to handle this.

Commissioner Ableman motioned to approve Jan & Tracy Subdivision approx. 3590 W 1975 N parcels 190350074,190350073. Commissioner Ortega seconded the motion. Commissioners Ortega, Ableman, Faulkner and Chairman Maw voted aye. The motion carried.

9. Report from City Council: Canceled

10. Commission Comments:

Commissioner Ableman noticed going through our ordinances, he mentioned the sign ordinance is very confusing. He agrees with Commissioner Faulkner's email stating all signs should be approved through the planning commission. Commissioner Faulkner is tired of developers cutting holes in the road and they don't care about the divots and potholes that are created. She mentioned there are 5 or 6 cuts on 2200 and they throw a little dirt on there and think it is going to keep everyone happy. She did say Dan went there and asked them to fill it in again. She indicated in two more days they are potholes again. She is wondering if we can tell the contractors to go above the cut line to give the cars a little time to pound it down. There was a suggestion to require plates. Commissioner Faulkner mentioned she is not picking on one developer she feels they all need to do it right. Dan did say he talked to the contractor on 2200 and ask that they keep it up, he said it will get worse before it gets better. Chairman Maw talked about the horse property ordinance and how a few years ago he did research on it. He suggested if we are going to change it to get a committee to work on it. Commissioner Faulkner is saying it is not fair to have two horses on 20,000 square feet. Commissioner Ableman mentioned horses living in a 144 square foot stalls that are treated better than the horse that is in a 20,000 square foot pasture. He feels it is the owner not the size of the property. Commissioner Faulkner after discussion on horse property felt like we should leave the ordinance alone. Commissioner Ortega felt like we need to research it more. Chairman Maw would like to get a committee together to look into the ordinance having one commissioner on there as well as one city councilman and a few people from the city. He also talked about having the class from the U of U come and do a presentation on open space solutions at our next meeting. Tammy asked if one of the commissioners can go to city council on February 5 for Commissioner Skeen. Commissioner Ortega said he would do it.

11. Adjournment

Commissioner Ortega moved to adjourn the meeting at 8:45pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Ableman, Faulkner and Chairman Maw voted aye. Motion carried.

City Council Meeting: January 15-Commissioner Faulkner

Plain City Commission
Minutes of Meeting
January 8, 2026

2026

MAW	NEIL	ABLEMAN	ORTEGA	SKEEN	FAULKNER
MAR 5	APRIL 2	FEB 19	MAR 19	JAN 1 canceled	JAN 15
MAY 7	JUNE 18	JUNE 4	JULY 2	FEB 5 Ortega	APRIL 16
AUG 6	SEPT 17	SEPT 3	OCT 1	MAY 21	JULY 16
NOV 5	DEC 17	DEC 3	NOV 19	AUG 20	OCT 15

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: January 15, 2026

Subject: Jan and Tracy Subdivision, Plan Review (2nd review)

We have reviewed the revised plat for the proposed Jan and Tracy Subdivision in Plain City and have the following comments:

1. Following a meeting with the Developer's Surveyor and a review of the revised plat, our concerns have been addressed.
2. The lot square footage should be addressed by the City.

If you have any questions or require additional information, feel free to contact me.

Zoning Amendment Application

Location of Property North plain city road

Land Serial Number(s) 190220001

Request from Zone RE 18.5 to Zone RE 15

FEE: **\$200.00** Date paid 12-28-05 Receipt # 2038807

*Property Owner Andrew Greenwood

Phone _____ Fax _____

Mailing Address _____ Zip _____

Developer/Agent Thomas Lee and Jason Green

Phone 801-829-8880 Fax _____

Mailing Address 2992 w 1400 s Zip 84401

E-Mail Address greenbeltcontractors@gmail.com

LEGAL DESCRIPTION: Please Attach
TOTAL AREA — Acres or Square Feet: 3.56 acres

Please attach a letter addressing the following:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - adopted goals and policies as expressed in Plain City's General Plan
 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?
4. Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

- **Current property owner(s) must sign application** (see attached affidavit)

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) SS
COUNTY OF WEBER)

see copy

I (_____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20_____

(Notary)
Residing in Weber County, Utah

My commission expires: _____

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in Weber County, Utah

My commission expires: _____

Andrew James Greenwood
182 S Highway 89
North Salt Lake, UT 84054

To Whom it may concern:

Jason Green and Thomas Lee have permission to take the below referenced property through zoning change with Plain City.

Serial No. 19-022-0012

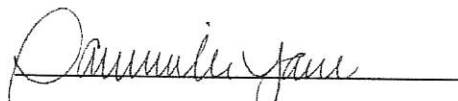
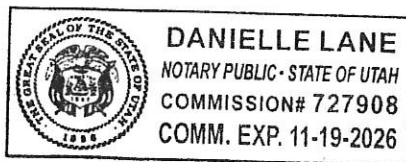
PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 88°43' WEST 434.56 FEET AND SOUTH 11°46' EAST 642.86 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 27, SAID POINT ALSO BEING ON THE CORPORATE LIMITS LINE OF PLAIN CITY, AND RUNNING THENCE SOUTH 11°46' EAST 374.28 FEET TO THE NORTH LINE OF NORTH PLAIN CITY ROAD, THENCE SOUTH 30°12' WEST ALONG SAID NORTH LINE 123.00 FEET, THENCE NORTH 59°48' WEST 70 FEET, THENCE NORTH 18°17' WEST 307.17 FEET TO SAID CORPORATE LIMITS LINE OF PLAIN CITY, THENCE NORTH 30°12' EAST 170.09 FEET ALONG SAID CORPORATE LIMITS LINE, THENCE SOUTH 86°53' EAST 57.35 FEET ALONG SAID CORPORATE LIMITS LINE TO THE POINT OF BEGINNING.

STATE OF UTAH)
) ss
COUNTY OF DAVIS)



Andrew James Greenwood

On the 1st day of December, 2025, personally appeared before me, **Andrew James Greenwood**, the signer of the within instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC



1 REFERENCE PLAN - LEVEL 1
1" = 100'-0"

**GREEN SPRINGS
DEVELOPMENT**
PLAIN CITY, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
10/30/2025
ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
AS100



1 REFERENCE PLAN - LEVEL 1
1" = 100'-0"

**GREEN SPRINGS
DEVELOPMENT**
PLAIN CITY, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
10/30/2025
ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
AS10C