

Plain City Commission

Minutes of Meeting

January 22, 2026

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 22, 2026 also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Tammy Folkman, Dan Schuler

Attendees: Kantrel Naki Agor, Baylie McKinney, Shelby Hall, Hadley Hansen, Jason Green, Hudson Wade, Branden Ellis, Halle Campbell, Madi Sidot, Adison Hart, Jeff Davis, Councilmember Jenkins

Zoom Attendees: Jerry Lee, Mike Phillips

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Skeen

Moment of Silence/Invocation: Commissioner Neil

1. Roll Call: Chairman Maw directed roll call. Commissioners, Faulkner, Ortega, Ableman, Skeen, Neil and Chairman Maw were all present.
2. Opening Statement: Chairman Maw
3. Ex Parte: Commissioner Neil received a call from Penny Barnes regarding the Winegar development, he mentioned the stub road is partially on her property and the other part is on her sister's property. He stated
4. if she wanted to do something with her land it would be hard. She would like to see the stub road moved down so it is all on her property. Commissioner Neil did agree with this but what she wants is to move it clear down in the middle of her property and it would create a couple extra lots and would exceed our number of lots. Commissioner Ableman had a conversation with Jordan Clontz; Jordan owns property by Freedom Estates. Jordan wanted to know if they were going to put a stub road into his property and if not, he wanted to know if he would be eligible for a flag lot coming off of 4700. Commissioner Ableman recommended he get on the planning agenda to come and talk about it. Commissioner Skeen talked to a couple of people out on North Plain City Road who have a protection strip where the Latter-Day Saint Church is going in, he mentioned they were willing to donate that protection strip to the church. Commissioner Faulkner also got a call from Shaun Iverson who wanted to know who was over this project. He wanted to call them and talk to someone about donating the protection strip. Commissioner Skeen stated the owners were going to draft up a letter to the church about this. Commissioner Faulkner mentioned the Kellys Cove people were at city council and they presented their application and the conditional use came up; she mentioned her and Commissioner Ortega talked with them after the meeting. She also mentioned speaking with Jan Wilson about her property. Chairman Maw indicated he received an email from Carson Jones.

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5. Public Comments: none at this time

6. Approval of Meeting Minutes for January 8, 2026

Commissioner Faulkner motioned to approve meeting minutes for January 8, 2026. Commissioner Ortega seconded the motion. Commissioners Ortega, Faulkner, Neil, Skeen 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 approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green)

Commissioner Faulkner motioned to open public hearing for rezone of property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Neil seconded the motion. Commissioners Ortega, Faulkner, Neil, Skeen and Chairman Maw voted aye. The motion carried.

There were no public comments at this time.

Commissioner Skeen motioned to close the public hearing for rezone of property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Faulkner seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.

Discussion/Motion: Rezone property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 190220001 (Jason Green)

Jason brought a hand out for everyone. He did say there is no possible way to get more lots on this parcel. Commissioner Faulkner does not have a problem with the drawing she thinks we should not rezone but make the lots nonconforming and approve it that way. She doesn't feel we should rezone different than what the general plan shows. Commissioner Neil stated the general plan shows RE-18.5. Commissioners felt like it was confusing on the future land use map. Commissioner Ableman understands why they are asking for a zone change but if there is another way to do this, he would be in favor of that. Jason is doing this to get houses away from the powerlines. Chairman Maw is wondering what process we do. Commissioners agreed they will need to deny the rezone then put on the agenda as nonconforming lots.

Commissioner Ortega motioned to recommend to deny rezone property at approx. 3000 N North Plain City Road from RE-18.5 to RE-15 parcel 19022000. Commissioner Skeen seconded the motion. Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. The motion carried.

8. Administrative Items:

Presentation: Western Weber County Open Space Project -Jeff Davis

Jeff Davis is here with his students; they recently did a project here in Weber County on open space in the architecture department. This is a student project that takes a different take on open space. Jeff explained the project is a migrant housing project and looking on how to support the farmers in Weber County. He stated

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there are over 200 H-2A, H-2B visa workers that support businesses and farmers in the area. The property they had been looking at was in Weber County but right now it is being annexed into Marriott Slaterville. Chairman Maw stated he liked the ideas they had put together.

Discussion: New Planning Chair and Co-Chair

Chairman Maw opened the discussion for a new chair and co-chair. Commissioner Neil mentioned we may have to wait since there is a position that needs to be filled. Commissioner Abelman asked who was the most senior member who has not been chair or co-chair. The co-chair right now is Commissioner Neil; he would move into the chair position. Commissioner Faulkner indicated the way we have done it; it would go to the next senior member. Commissioner Neil is wondering if we want to keep the chair as is because we are going to open the general plan. He is wondering where we are at with the general plan. Councilmember Jenkins said it did go to bid and they have selected someone so he thinks it will be opening soon. Commissioner Albeman asked if there is someone on the commission who is interested in becoming the chair or who is opposed to Chairman Maw continuing to be the chair. He is wondering what is the benefit of being the chair. Commissioner Faulkner feels Commissioner Neil has as much experience as Chairman Maw. She feels they would both do a great job as chair. Commissioner Faulkner mentioned when she was the chair and went to technical reviews all year, she stated she learned more that year than ever before. Commissioner Ableman indicated the way it is written in our ordinance Commissioner Skeen would be next in line to be the co-chair. Commissioners were wondering where it said that in the ordinance. Commissioners agreed to do a rotation so everyone gets a chance to serve as co-chair and chair.

9. Report from City Council: Commissioner Faulkner

Commissioner Faulkner mentioned city council recognizing Mayor Beesley for his service. She stated there were a lot of public comments about Kellys Cove and 2200 N. City Council went over a 60-page condensed audit. Kellys Cove was being appealed it will come back to planning. Kerry Gibsons contract was not approved. Council waived the fees for the senior center for the WWCTC it passed as well as supporting the America 250 passed. Councilmembers all got new assignments for the year. Councilmember Jenkins is over planning. Mayor Meyer talked about how he has enjoyed meeting with the staff and council.

10. Commission Comments:

Commissioner Neil mentioned Penny Barnes and if she received a notice for the public hearing. Tammy indicated she had received a notice. Penny would like the commissioners to revisit the ordinance about the 12 homes or 1200 feet. Commissioner Ableman has been looking into our ordinances, he feels after we review the Senior Housing Ordinance, we need to look at other ordinances as well like the Sign ordinance and the Detached Accessory Dwelling. He did mention the existing home on the Kelly Cove property and that he did not think it was DADA compliant. He did ask are we checking up on our DADU's. Chairman Maw did have a discussion with the Mayor and he asked Chairman Maw what his priorities were, he said to get the general plan going and getting a part time planner to help us out with ordinances.

11. Adjournment

Commissioner Skeen moved to adjourn the meeting at 8:49pm. Commissioner Ortega seconded the motion. Vote: Commissioners Ortega, Neil, Skeen, Faulkner and Chairman Maw voted aye. Motion carried.

City Council Meeting: February 5-Commissioner Ortega

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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