

Plain City Planning Commission/City Council
Minutes of Work Meeting
April 23, 2026

Plain City Planning Commission/City Council met in a work meeting at City Hall on Thursday, April 23, 2026 also accessible via ZOOM beginning at 7:00p.m.

Planning Commissioners: Chairman Maw
Commissioner Ableman, Skeen, Ortega, McBride, Westergard

Staff: Tammy Folkman, Dan Schuler, Diane Hirschi, Mike Hansen

City Council: Mayor Meyer, Councilman Wilson and Favero

Attendees: Dennis Hadley, Kate Hanks, Katelyn Shaw, Carl Miller, Sheila Saunlus, Sean Jones, Bryce Yearsley, Tom & Tina Favero, Dave Watkins

Zoom Attendees: M. Moyes, Mike Phillips, Taylor, Bryce Y, T(Guest), Katelyn Shaw

Welcome: Chairman Maw

1. Approval of Meeting Minutes for April 9, 2026
Commissioner Skeen motioned to approve meeting minutes for April 9, 2026. Commissioner Ableman seconded the motion. Commissioners McBride, Ableman, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

Legislative Items:

Motion: set a public hearing on May 14, 2026 for rezone of property at approx. 4600 W 2350 N from A-1 to RE-18.5 William and James Fox, Johnson Family Trust (Taylor Leavitt)

Commissioner Ableman motioned to set a public hearing on May 14, 2026 for rezone of property at approx. 4600 W 2350 N from A-1 to RE-18.5 William and James Fox, Johnson Family Trust.

Commissioner Ortega seconded the motion. Commissioners McBride, Ableman, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

Work Meeting #2

Chairman Maw welcomed the general public out to our work meeting on the general plan and explained what we were going to do as we open the general plan.

Mayor Meyer thanked everyone for being here tonight he knows it's a long commitment and it is going to be a long process. He asked if anyone had seen the Standard Examiner article last night by UDOT. He stated there was one interesting statistic that was quoted. By 2050 the number of homes in Western Davis and Weber County will increase by 74%. This is one of the purposes we are planning for the future. There will be lots of community input. Mike mentioned this is the demand and we don't have to have townhouses on every corner.

For part one Mike wanted to make sure we are all on the same page as to how we are going to talk to the community. He would like to get feedback from the community and ask what is next for Plain City. He did mention if we have time there are a few things we will need to know concerning 2026 legislation and Land Use Code drafting priorities. Mike stated what we are trying to design tonight is an open house format instead of a public hearing at this point.

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*Welcome “presentation” by a check-in table. Comment forms turn-in.
Open area with tables and signs. Posters people can write on.
Area for 10min overview presentation? (Runs every ~30min. (importance of planning, role of the plan/zoning, etc).*

He also talked about how the room would be set up with interactive displays so we can get the public's input. He would like to interrupt every 30 minutes and do an 8–10-minute presentation about *what is the general plan and why are you here*. We need to decide who will be standing at the tables. Mike did say he likes to roam around the room. If we did the open house in the council chambers when you enter the doors you would have a **Welcome table** with cards and pens with a basket to turn your survey in. The next table could be an **Economy Finance table** how does sales tax influence the city and where does it come from, population change and how much vacant land we have. **Housing table** Mike indicated we will talk about this table later on tonight. **Infrastructure table** he wasn't sure if this was on everyone's mind he does feel we need it. **Parks/Trail table** he mentioned most people think this is the big giant key on the keyboard. **Transportation table** talk about the corridor coming through have a map to show what today's alignment looks like. **Land Use table** Mike feels like this could be two tables. He wanted to know if we are covering enough topics for the first meeting or not enough. He would like to have the website updated with survey questions; he will have paper copies as well for that night. Do we want a suggestion box. Everyone agreed that transportation was going to be a hot topic as well as parks/trails. The mayor liked the layout of the room. Mike would like to bring a TV and he has a trivia slide deck (*Did you know type of questions for Plain City*), he said this works really well it gets people thinking whole city not just my street.

Commissioner Westergard asked if there is a way to find out how many vehicles there are per household and commute time in and out of Plain City, school information enrollment and locations. Dan mentioned that Weber School District stated for every 800 homes that warrants another school. Chairman Maw stated he had a historical map for Plain City that he will forward to Mike. The city is doing a Transportation Master Plan currently. Somethings Mike wanted to see Actuals vs 2018 predictions and Assumptions, what zones changed since 2018 general plan.

There was a discussion on where the future roads should go and when to put them in the general plan. Mike likes to label things as here are your current conditions, here is what we want (desired), here is the assumption we are running off of today and here are our strategies based on it.

There was mention about our overlays. Mike indicated he does not like overlays. Chairman Maw mentioned the reason we went to an overlay was because of the PRUD's we had and we were not getting the amenities we thought should come with them they kept getting pushed back to the next phase. He did say at the time we did not have backing in our ordinance to say this is not going to happen that is why we took PRUD's out of the ordinance and put in overlays. Commissioner Skeen stated we have more control over an overlay than the PRUD's. Mike did say overlays serve a purpose but they are not great for everything, he did say there is some confusion and conflict in our current zones as well as our general plan. He mentioned the state is asking everyone to be crisper and more precise in our plans and regulations.

Mike indicated our plan does need to talk about townhouses whether it is good or bad. He talked about having stickers so people can put them on a map of where they would like to see growth. They would only get one sticker. He would like to get people to think planning.

There was a suggestion to put the general exhibits in the hall. Mike would like the person facilitating the tables to have a sharpie and write down the bullet points of what people are wanting (*it is called must have in the new plan*).

He did say people won't know what RE-30 means so he suggested having colors that show what density it is. Mike has a slide that talks about what type of land use should be explored for the undeveloped areas of the

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city? and where? He talked about housing maps. Chairman Maw suggested we do this in another public meeting. Everyone liked the map that shows when the homes were built. Mike mentioned the transportation map; he wanted to color code the roads by years they could be built. It was suggested to make sure the canals are included in the transportation map. He asked if everyone wanted to talk about annexation on the land use poster. It was suggested to put on the map the unincorporated areas.

Dan mentioned engineering is working on our transportation plan right now, he is wondering if we should hold off on this. Mike asked if the transportation folks have already talked to the public. He did say he will need to go back and look at this. Dan indicated he can tell them to hold off. Mike stated we need to decide how to incorporate active transportation issues.

It was mentioned to show what a recreation center would cost and where the money would come from as well as the cost of a park to maintain and average public safety costs.

We will wait on the infrastructure table for a future meeting.

Discuss the interest in key policy question info boards - density, ADUs, water, parks, commercial. Everyone agreed we need to have a table for this at our first meeting. Mike will make a poster about the state mandates on ADU's. Commissioner Westergard mentioned having cards asking what the public would like to talk about in future meetings (what we didn't talk about at this meeting). Mike showed pass along cards with URL and QRC on them he will have these throughout the room.

Mike will make a poster about the timeline/flowchart. Councilmen Favero asked how is this tying into our social media. Mike would like to coordinate with the person who does our website. He would like to train the community to go to the city's website.

Mike asked what surveys we have done in the past. Commissioners mentioned doing one about 4 years ago. He talked about different surveys we could do. Tammy will send Mike the information from our last survey. Commissioner Westergard mentioned making a survey question on *How would you refine rural*. Mike mentioned the survey will be out before the first public meeting as well as having paper copies at the open house. He talked about also doing a housing survey online as well as having paper copies. He asked if everyone wanted to do a SWOT survey online. Chairman Maw felt like we may not get a lot of hits for this. Commissioner Ableman also mentioned that the general public feels like the discussions have already been made even before they give their input. Mike did say he may put a button on the website just in case someone wants to do the SWOT survey. He wants to put out cards to get public comment back, the cards will say *Current Conditions, Anticipated Changes, Desired Future, Goals & Policies*. He also asked what topics did we not talk about tonight and what we need to go over in future meetings. The mayor asked if Mike broke down the tax rate in commercial at a 100%, 55% for homes. Mike stated he will have pie charts for this. Councilmen Favero would like Mike to break down how much it costs to build a recreation center and how much it would raise people's taxes to build.

Mike would like to know when we would like the public meeting. There was talk about the Thursday before Memorial Day May 21 or May 28. He also asked what we want to do for the 4th of July. There was concern that we have to many non-residents who attend. Councilmen Wilson asked who would man the tables at the open house? Mike stated the councilmen and commissioners would. He did say this will be a listening meeting to get feedback from the community. Everyone wanted to try and do an outside event as well as have some type of treats. There was talk about having games for kids so parents will come.

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Mike did say they have started working on our code, he mentioned one of the new state bills was powers and duties of the planning commission that needs to be discussed. He wanted to know if we wanted to let everyone write on the google doc with comment rights only, this way everyone can see what is happening all the time. Dan would like to reach out to all utilities because we do have some issues, and we can't answer what they are going to do as well as UDOT. Mike thought maybe at our second public meeting we could do this. He mentioned inviting the county as well.

Adjournment

Adjourned at 9:00pm.



Planning Commission Chair



Planning Commission Secretary