

Plain City Commission
Minutes of Meeting
July 9, 2026

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, July 9, 2026 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw
Commissioner Ortega
Commissioner Westergard
Commissioner McBride
Commissioner Skeen
Zoom just listening Commissioner Ableman

Staff: Tammy Folkman, Dan Schuler, Daniel Martoma

Attendees: Matt Wren, Craig Jackson, Kevin Jackson, Tod Schroeder

Zoom Attendees: J. Jackson, Cameron Jackson, Lynn Jackson, Mike Phillips, Logan, Amy, Josh, Phil Meyer

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner McBride

Moment of Silence/Invocation: Chairman Maw

1. Roll Call: Chairman Maw directed roll call. Commissioners Ortega, Westergard, McBride Skeen, and Chairman Maw were all present. Commissioner Ableman was listening on zoom.
2. Opening Statement: Chairman Maw
3. Ex Parte: Tim Rusch reached out to Chairman Maw, he had some questions about the detached accessory dwelling unit ordinance. He responded to him in an email.
4. Public Comments: no comments
5. Approval of Meeting Minutes for June 25, 2026
Commissioner Ortega motioned to approve meeting minutes for June 25, 2026. Commissioner McBride seconded the motion. Commissioners Westergard, Ortega, McBride, Skeen and Chairman Maw voted aye. The motion carried.
6. Technical Review Report: no report
7. Legislative Items:
Motion: Open public hearing to amend Chapter 9 Development Agreements ordinance
Commissioner Skeen motioned to open public hearing for Chapter 9 Development Agreements ordinance. Commissioner Ortega seconded the motion. Commissioners McBride, Westergard, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

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Chairman Maw mentioned we are taking out the 100-acre requirement. Craig Jackson wanted to know what was meant by taking the 100-acres out of the ordinance. Commissioners stated it would make it so the development agreement could be used for less acreage as well.

Commissioner Ortega motioned to close the public hearing for Chapter 9 Development Agreements ordinance. Commissioner McBride seconded the motion. Commissioners McBride, Skeen, Ortega Westergard and Chairman Maw voted aye.

Discussion/Motion: to amend Chapter 9 Development Agreements ordinance

Chairman Maw asked Commissioner Ortega if there was anything else we were taking out of this ordinance. Commissioner Ortega mentioned our city planner Daniel was going to bring a version of different kinds of developments for major and minor development. Daniel indicated he is still doing some research into the major and minor developments. He did say he sent some brief summary points to Chairman Maw today. Chairman Maw indicated he saw them. Commissioner Ortega asked Daniel if we should proceed with removing the 100-acres and then amend it later with the other things. Daniel didn't see any reason not to proceed tonight. Commissioner McBride asked if we would need to do another public hearing. Chairman Maw thought we would need to do another one if we made more changes, he thought we should table this until Daniel can get more information for us.

Commissioner Ortega motioned to table Chapter 9 Development Agreements ordinance.

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

Motion: Open public hearing to suspend overlays and rezones until the completion of the General Plan

Commissioner Westergard motioned to open public hearing to suspend overlays and rezones until the completion of the General Plan. Commissioner Skeen seconded the motion. Commissioners McBride, Westergard, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

Craig Jackson just found out about this agenda item today he is here to see what it intel's. Chairman Maw stated we would have a moratorium on any legislative decisions regarding any overlays and rezones until the general plan is complete. He mentioned that some of the zones could change during the general plan. The starting point would be when the city council adopts it. Craig read a statement; his family has ranched their ground out north for generations about 1500 acres. The land has been in Craigs family for decades and nobody wants to see it developed the right way more than they do. They would like to see great things happen out there. He understands the moratorium for overlays and rezones might seem like the safest choice; they want the same thing a community that grows carefully. They would like to ask what this moratorium will really do; it won't stop growth it will only stop the work that has already being done to help plan for it. Craig did mention years ago his grandpa Ken Jackson and the family started working on this project with Plain City in April they started working with Cole West on this project and they fill like they have followed the cities process every step of the way. Working with Cole West they have submitted several draft development agreements and paid required fees, talked with staff and attend technical review meetings and have been waiting for the cities feedback so they can keep improving what they are working on. They fill like they have done everything the city has asked of them and they are asking tonight that the city continue working with them on this project they started quiet awhile ago. If this moratorium applies to projects that are already in process it freezes years of work that many of us have already invested in. It might send a message that following the rules and working closely with the city doesn't really matter because your project can still be put on hold after you have done everything you were ask to do. He did say this project is not just another development application it is a detailed look at half of the land that will shape

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Plain Cities future. They have spent years fitting roads, water, sewer, parks and open space and traffic and how this project will fit well in the surrounding communities. He doesn't think their plan will get in the way of the general plan he thinks it will actually help it. His request is simple if you believe a moratorium is necessary, please allow projects that were already submitted and under review to continue to move through the process. He feels they can happen at the same time and make each other better. We do want to continue to work with Plain City.

Commissioner Ortega motioned to close the public hearing to suspend overlays and rezones until the completion of the General Plan. Commissioner Skeen seconded the motion. Commissioners McBride, Skeen, Ortega Westergard and Chairman Maw voted aye.

Discussion/Motion: Suspend overlays and rezones until the completion of the General Plan

Commissioner Skeen wanted to be clear the suspension was for all active and future applications. Chairman Maw indicated it was just for future applications, he did say when he says active that means they have started the process of a rezone application. He did say a motion on the development agreement would need to be suspended until the general plan was done if it involved a rezone or an overlay. This is the way he sees it. Commissioner Ortega mentioned we would still continue to work with them the progress would keep going except there will not be any legislative motions. Craig wanted to know if this moratorium passes could they still keep working through drafts of a development agreement. Chairman Maw stated this was correct there just would not be a motion done by the commission or the council until the general plan is done. Chairman Maw thought the moratorium was a 6-month process, he wasn't sure when the general plan would be completed. Commissioner Ortega indicated there are a lot of moving parts and we need to work with Mr. Jackson so we can decide what we want the zones to look like going forward. Chairman Maw encouraged Craig to come to the general plan meetings. Craig mentioned he was debating making this comment, he doesn't want to sound like he is picking a fight, but it is a direct comment. He said why would you pass this moratorium if the only public feedback you are getting tonight is don't do it. Chairman Maw stated there might be more citizens who would say do it. He mentioned citizen feedback is to do it. Commissioner Westergard stated the same thing people are saying we need to have a plan. Craig wondered if those comments would be disclosed in the minutes. Commissioner Ortega said it is just feedback we are getting about the general plan. Commissioner Skeen mentioned the open house for the general plan and how everything has been discussed in depth in previous meetings and the open house. He indicated that is why this was brought to the table tonight. It was also suggested by Mike Hansen our planner helping with the general plan. Commissioner McBride asked about active applications that have had motions passed. He asked what if they have paid their money for a submittal. He is just asking the question, he doesn't want legalities to get us into trouble. He did say let's try and do this the right way.

Commissioner Skeen motioned to recommend to suspend overlays and rezones until the completion of the General Plan. Commissioner Westergard seconded the motion. Commissioners Skeen, Ortega, Westergard and Chairman Maw voted aye. Commissioner McBride voted nay.

Discussion/Motion: Set public hearing on August 13, 2026 to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl)

Commissioner McBride motioned to Set public hearing on August 13, 2026 to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl). Commissioner Skeen seconded the motion. Commissioners McBride, Westergard, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

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Discussion/Motion: to amend Chapter 21 Detached Accessory Dwelling Units

Commissioner Skeen has an issue with the setbacks. He feels we need to change the setbacks for detached accessory dwelling units. It was proposed we take out *Detached units shall have a minimum separation from the primary dwelling of 10 feet. Rear and side setbacks are the same as accessory buildings.* On #2 ***Minimum separation from primary dwelling*** make the setbacks all Ten (10) feet. Chairman Maw asked Commissioner McBride to get some feedback from city council on the setbacks. Dan is in favor of making it 10 feet he gets a lot of easement release letters and this would help eliminate this. Daniel mentioned based on his reading of the state bill 284 the minimum lot size can be lower than 11,000 square feet, he just wanted to point this out.

Commissioner Ortega motioned to recommend to city council approval to amend Chapter 21 Detached Accessory Dwelling Units with changes that were discussed. Commissioner Skeen seconded the motion. Commissioners Skeen, Ortega, Westergard, McBride and Chairman Maw voted aye.

Administrative Items:

Discussion/Motion: new Site Plan for new sign at Wasatch Peaks Credit Union 3631 W 2600 N

Tod Schroeder chief marketing officer from Wasatch Peaks is here as well as Matt Wren with Yesco Signs. Chairman Maw wanted to know if they were involved with this back in the year 2020. They both said they were involved. Chairman Maw wondered why they want the revision now. Tod mentioned the sign is no longer visible with the required vegetation and mow strip you can't even see their sign. He mentioned they need to communicate their messaging and be more visible. Chairman Maw asked if they had a logo on the Kellys Corner sign. Tod did say they have a square on that sign. There was a discussion of minutes from March 26, 2020 and a letter from Mike Kerswell. Commissioner McBride said it was approved so they could have a separate sign with a message not just the square on the main sign. Chairman Maw read the minutes from March 26, 2020. He mentioned he is concerned about having another backlit sign up there. Commissioner McBride stated there really shouldn't be another sign there anyways, we can't make them take down their sign but it can't be made bigger. Chairman Maw read what Commissioner Ableman sent. 10-12-4 M-2 *Signs for which permits were previously issued and which are made nonconforming by the provisions of this chapter shall be permitted to remain in accordance with section 10-12-9 of this chapter. Under no circumstances shall such nonconforming signs be remodeled or replaced. The provision of subsection K of this section shall apply to such nonconforming signs.* Commissioner Ortega would like all the businesses to succeed having a large sign the same size as the shopping center sign detracts from the shopping center sign and is unfair to all the other businesses. Chairman Maw asked Tod if they could work something out with them on the landscape. Tod mentioned the sign does conform with city code. Chairman Maw stated it does not conform within that specific development. Commissioner Skeen read our ordinance on shopping center signs. *G. Shopping Center Signs: In shopping centers, frontage for each separate store shall be based on the width of the front of each business, and signs for such businesses shall be attached to the front of each store. One detached or attached sign for each street frontage may be used to designate the name of the shopping center. In no instance may shopping center name signs be a multiple copy to advertise any business in the center.* Matt mentioned Trent's comments about this being a corner lot and frontage is limited to one street, because the north property line fronts a state road with no access the allowable frontage is limited to the east property line. Matt stated this is its own separate parcel. Commissioner Skeen indicated it is a building lot within a shopping plaza. He did say technically the Wasatch Peaks sign should not have been approved. Matt mentioned the letter from Mike back in 2021 where it states the sign does not exceed size or height regulations. Commissioner Skeen stated Mike was a

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staff member and he could offer his suggestions according to his research. He said that is why we have a commission to have multiple eyes looking at things in the ordinance before they get approvals. He did say he was on the commission back then and they missed this. Commissioner Skeen did say putting a sign that big will make your sign more visible and make less visible the Kents sign. Matt stated they did a lighting survey to show that there wouldn't be any conflict. He mentioned the code allows for a taller sign. Chairman Maw doesn't want to have other businesses asking for signs as well. He indicated the intent was to have the main sign as the source, they did not want to have any other signs because of the neighbors and the light of the signs. Matt did say the light would not be directed towards the neighbors but towards the road and they just wanted to get above the trees. Commissioner Skeen indicated this was just missed in the ordinance and now we are researching it closer and trying to be fair to all the other businesses. Matt asked if the ordinance limited other businesses from having a free-standing sign. Commissioner Skeen read the ordinance where it says in the shopping centers frontage for each separate store should be based on the width of the front of each business, and signage for the business shall be attached to the front of each store. Tod wanted to know for clarification is that for inline strip center retail stores that this is referring to. Commissioner Skeen indicated it doesn't spell it out it just says a shopping center sign. Tod asked if a flag lot was considered a shopping center. Commissioner Skeen stated it is Kellys Corner shopping plaza it is all one center. He said it was all part of Kellys Corner development agreement. Tod asked the commissioners if they feel the statement from Mike is invalid because he was staff. Commissioner Skeen stated we can't base a decision off a city employees' interpretation. Commissioner Ortega did mention it stated it was in compliance with the Kellys Corner agreement not with the city code. Commissioner McBride asked if we are certain that Wasatch Peaks is part of Kellys Corner and not separate. Chairman Maw thought they were all part of the Kellys Corner development. Matt stated there are two trees on the mow strip that block the sign. Commissioner McBride wondered if the trees could be removed. Matt asked who Trent Myerhoffer was. Commissioners said he was the building official. Matt indicated Trent said the sign complies with all applicable sign code requirements. Commissioner McBride stated he was looking at it like Wasatch Peaks was a stand-alone business not part of Kellys Corner. Commissioner Skeen stated Trent was absolutely right if it was not in a shopping center.

Commissioner Skeen motioned to deny new site plan proposal for Wasatch Peaks Credit Union sign upgrade. Commissioner Ortega seconded the motion. Commissioners Skeen, Ortega, Westergard, McBride and Chairman Maw voted aye.

Tod asked if there was any redress or an appeals process on this decision. Chairman Maw thought maybe it would go to city council. Commissioner McBride will talk with city council next week. He mentioned he did not like the height, he thought it was too tall. Commissioner Ortega suggested looking into the landscaping. Chairman Maw mentioned they go to city council and bring this up in public comments.

7. Report from City Council: no report

8. Commission Comments: Commissioner Westergard mentioned July 4 went great.

11. Adjournment

Commissioner Ortega moved to adjourn the meeting at 8:32pm. Commissioner Skeen seconded the motion. Vote: Commissioners McBride, Skeen, Westergard, Ortega and Chairman Maw voted aye. Motion carried.

City Council Meeting: July 16- Commissioner McBride

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2026

MAW	WESTERGARD	ABLEMAN	ORTEGA	SKEEN	MCBRIDE
MAR 5	APRIL 2	FEB 19	MAR 19	JAN 1 canceled	JAN 15
MAY 7	JUNE 18	JUNE 4	JULY 2 canceled	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