Plain City Commission/City Council
Minutes of Meeting
October 8, 2026

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

Present:	Chairman Maw (Zoom) Commissioners McBride Commissioner Ortega Commissioner Westergard Commissioner Ableman Commissioner Skeen
Staff:	Tammy Folkman, Dan Schuler, Mike Hansen, Brandan Quinney
Attendees:	Quin Stephens, Cameron Jackson, Elaine Winegar, Lacy Bizws, Taylor Slater, Al Maw, Con & Jeri Wilcox, Amy Roskelley, Lynn & Janet Jackson, Craig Jackson, Brady Blackner, Jared Yeates, Adma Favero
Zoom Attendees:	Mike Phillips, GW, Logan Fawcett, Kevin Jackson, Cameron Jackson, Becki Westergard

Welcome: Commissioner Skeen
Pledge of Allegiance: Commissioner Ableman
Moment of Silence/Invocation: Commissioner McBride

1. Roll Call: Commissioner Skeen directed roll call. Commissioner Westergard, Ableman, McBride, Ortega, Skeen were all present. Chairman Maw was on zoom.

2. Opening Meeting Statement: Commissioner Skeen

3. Ex Parte: Chairman Maw had been contacted by multiple citizens about the rezone on the agenda tonight, he gave them information that was in our packet.

4. Public Comments for items not on the agenda: no public comments

5. Approval of Minutes/Work Minutes for September 24, 2026
Commissioner Ortega motioned to approve the minutes for September 24, 2026. Commissioner Ableman seconded the motion. Commissioners Ortega, Ableman, McBride, Skeen and Chairman Maw voted aye.

6. Technical Review Report: no report

7. Legislative Items:
Motion: Open public hearing to rezone property at approx. 4700-5100 W 2700-3100 N from A-2 to C-3 for Parcel 190270007

Commissioner Ableman motioned to open public hearing for a rezone property at 4700-5100 W 2700-3100 N from A-2 to C-3 for Parcel 190270007. Commissioner Ortega seconded the motion. Commissioners Skeen, Ortega, Ableman, McBride and Chairman Maw voted aye.

Elaine Winegar is curious to find out how much property Marriotts are wanting to rezone and how much would be for the range and if there is going to be commercial there in the future. She doesn't want to see that. She would like to know where the access would be and if they are approved for commercial what will prevent more land becoming commercial. She wants to know how she can get answers. She doesn't think it is a good place for commercial. Al Maw raised her concerns about the gun range and how close it was too residential and school properties the potential noise pollution and potential rural life in Plain City and placement on critical and sensitive lands. She understands the importance of a firing range for veteran's mental health; she stated a gun range may not be what Plain City needs. She has a concern about the proximity to educational facilities and the concern for school shootings. She talked about the danger of miss fires and the quality of life may be affected by the noise created from the range. Al talked about landscaping and planting of trees the buffers that will be needed for noise pollution. She also talked about increased traffic.

Commissioner McBride motioned to close public hearing for a rezone property at 4700-5100 W 2700-3100 N from A-2 to C-3 for Parcel 190270007. Commissioner Ortega seconded the motion. Commissioners Skeen, Ortega, Ableman, McBride and Chairman Maw voted aye.

Discussion/Motion: to rezone property at approx. 4700-5100 W 2700-3100 N from A-2 to C-3 for Parcel 190270007

Commissioner Skeen mentioned this was presented before, we don't have a conditional use for a gun range in Plain City it was discussed and it was determined best suited for a C-3 zone. At this point there was no recommendation or approval to go where it is proposed to go it was just simply added for the use in the city. He indicated the applicant came in to apply for this there was discussion on it, he mentioned there was some confusion on what was being rezoned. He stated it started out as 50 acres and now has been reduced to 25 acres, there was a work meeting that took place with the city council to discuss it further as far as the land use goes. He listened to the minutes from that meeting and he is confused of what the consensus was. He believes some of the council is thinking a C-3 zone and maybe A-2. Chairman Maw shared his screen on the rezone he showed where the land fill and sewer ponds and Winegar property were from the property that is wanting to be rezoned. He showed the properties on the future land use as well. He stated on the future land use map the proposed property to be rezoned shows critical and sensitive lands as well. He doesn't see any compelling reason from our current land use and our future land use to rezone this to a C-3 zone based on what he is seeing. He is not seeing this being changed to C-3 he indicated it is a contradiction to our current and our future land use plan. Commissioner McBride asked about the crosshatch. Chairman Maw indicated based on the photos from google it seems like there are a lot of wetlands out there. This is based on the Ariel photos that he was able to see. Commissioner Ableman mentioned when this was brought to us previously there were some concerns with if we were to change the zone to C-3 and the gun range wasn't successful, now we have 25 acres to put something like a data center there or something else. He is wondering why we don't just add a gun range as a conditional use in an A-2 zone. He feels this is the best solution. He doesn't want to see the gun range fail but he feels he needs to protect the city. Commissioner Skeen stated on the future land use map it does not have any C-3 he mentioned the property around was designated as recreational property. Amy Roskelley indicated the reason they pursed the C-3 zone because of working with planning commission to create a conditional use in the C-3 zone to add this into the zone. She understood they needed to get the use for it in the zone then

they could move forward with the rezone. Once that was approved then they went forward with the rezone and that is why they asked for the rezone on that property because the use was now in that zone it is not in an A-2 zone. Amy mentioned some confusion if this belonged in A-2 or C-3. She was under the impression to move forward with the rezone and to reduce the acres from 50 to 25. She mentioned there is not a lot of commercial development around a sewer treatment facility and the city dumps. She was under the impression it would stay in a C-3 zone and to reduce the acreage, so the only space being rezoned was just that space. She talked about getting a conditional use and putting conditions on it. She stated planning could set the conditions on a conditional use permit. Commissioner Albeman stated planning could set the conditions on a shooting range. He talked about a solution that was discussed was adding it in A-2 as a conditional use. Amy asked if they have put it in A-2 as a conditional use. It was stated it had not been put in yet. Commissioner Albeman stated their stand has not changed from the last work meeting. Commissioner Skeen mentioned this was recommended in a meeting to go the route of a conditional use in A-2 zone. He said he sees Amy's frustration with this. Amy stated it's not just frustration it is a little more technical. He mentioned there were a lot of different opinions for the public hearing. Amy asked Commissioner Skeen to define a lot of people. He stated he had three or four people reach out to him. Amy asked how many residents are in Plain City, she stated planning represents every resident in Plain City. Commissioner Ableman mentioned all we can do is go off those who come to the meetings and express their feelings. Amy is wondering why put it in a C-3 zone if it doesn't follow the future land use. She indicated this has been discussed for a couple of years now. Commissioner Ableman mentioned the other alternative would be to do this as conditional in A-2. Amy stated it doesn't exist in and A-2 zone that is why they are asking for the rezone because it exists in our code that it would be a conditional use allowed. Commissioner Skeen stated as long as it can be rezoned to C-3 but he indicated they are not feeling this needs to be rezoned to C-3. He stated at the work meeting planning clearly stated they were in favor of A-2. He thought they did recommend the A-2 zone. Amy would like to see where it says that. She stated it was very confusing on which route they should go. She left there thinking if they would lower the acreage everyone would be okay with that. She indicated there was a conversation that she would have to come back for a zone change. Amy is wondering why they had that conversation if they weren't changing the zone. She is wondering why nobody said don't come back for the rezone. Commissioner Skeen mentioned watching the work meeting and he stated he made a comment at the end he said if this comes back to planning commission he feels like it is going to be directed towards A-2. This is what he said at the very end at the work meeting. Commissioner Ableman read the motion from the March 3, 2026 meeting. Commissioner *Ableman motioned to recommend to city council denial of the rezone for property located at approx. 4700-5100 W 2700-3100 N from A-2 to C-3 Parcel 190270007 based on the need to look into allowing shooting ranges in our A-2 and A-1 zones. Commissioner Skeen seconded the motion. Commissioners McBride, Ableman, Skeen and Chairman Maw voted aye. The motion carried.* Amy mentioned she would have not gone through the whole boundary line adjustment if when she left the work meeting, she truly felt she couldn't get it rezoned. Commissioner Ortega stated he was sorry for the confusion, he stated based on the general plan we are the recommending body that is supposed to base our decisions on the general plan and it doesn't match the general plan so we will have to recommend denial. Commissioner Skeen mentioned we are a small city and we don't do a lot of these things; he said in any application this could happen. Amy asked if this was an area that could have commercial with the general plan update. Commissioner Ortega indicated there has been some discussion on it and they will continue to discuss it. He stated this application is based on what we already have. Jared Yeates mentioned the reason they are pushing for commercial is because this will be the nonprofits headquarters educational facility as well as a physical fitness training area. He is wondering if all this will fit in A-2. Commissioner Albeman

stated it could be put in as a conditional use in A-2 and he believes city council has the authority to determine what can and can't go into a shooting range. Amy would like to make sure all the uses that are planned for are covered in an A-2 zone conditional use. Commissioner Albeman would like Amy to bring a large list of things they want to have in the conditional use and they will discuss it and if they agree upon it, they could include everything. Amy asked realistically speaking is consensus that you would be willing to allow this as a conditional use in an A-2 zone or are we wasting our time. Commissioner Skeen stated the avenue is there for it but whether it gets approved, he did say there are people for this and those against it. He mentioned that is the feeling he is getting. Amy doesn't want to spend another 1 ½ working on this as well as the money they have put in, she feels they have been led completely the wrong direction. Brady said he was the general council for this project and he mentioned we came in and we addressed all these things and spent a lot of time doing it that certain way. He did say there are some legal ramifications. They are losing money and donors.

Commissioner Ableman motioned to recommend to City Council denial of the rezone of property at 4700-5100 W 2700-3100 N from A-2 to C-3 for Parcel 190270007. Commissioner Ortega seconded the motion. Commissioners Skeen, Ortega, Ableman, McBride and Chairman Maw voted aye.

Discussion: for Pleasant Plains Ranch Development Agreement (Cole West)

Brandan went over the staff's report, there was a technical review committee put together to work with Cole West to create a complete development agreement one that is legally feasible one that is feasible as far as being able to administer it over the next 30 years. He stated it is now coming to the planning commission on the desirability aspect whether we want that as the build out with Plain City. He mentioned the technical review committee worked as hard to help make this agreement workable. It is not necessarily something we are asking for approval or denial. We are just saying if it is approved it is a workable agreement it is legal and has all the components the development agreement needs and it addresses all the components for a future build out. They are bringing it before planning commission to make policy decisions on behalf of the city then recommend to city council. He would like to make a couple of points about the procedural and legal posher for this development agreement. A few months ago, city council passed an ordinance that was suspending future approvals for overlays and rezones. At the same time, we had a development agreement proposal come in from Cole West for the Pleasant Plains Ranch. Brandan stated they spoke with Cole West and clarified during city council meeting that this ordinance would not apply to development agreements proposals. City Council decided this would be an exception. This development agreement proposal does not entitle the applicant to an approval, when it comes to development agreements our code is very clear because they are for exceptional circumstances and intended to offer extreme benefits for the city. The city can deny them for any reason including political reasons. He indicated if the planning commission wants to make a recommendation to city council for denial (he is not saying what direction to go) but if you choose to recommend denial your bases can be political just know it is a negotiation for an exceptional type of development, exceptional can be interpreted in good or bad ways. It is a very larger build out for the city and different because of that the city has a lot of discretion on whether to approve this type of agreement just know you are not being pressured to approve this just note what is best for the city. We have been served with a 45-day notice from the developer as of October 7, 2026 the developer has submitted a formal request with the city to have a decision on this within 45 days. It was done under the Utah code it is allowed for an applicant to push a city to a deadline, if the city has taken a reasonable amount of time to review an application, then the applicant can push for a deadline. The 45-day deadline would be from October 7 to November 23, 2026. Bradan did say we may not have a city council around the holiday and he has asked the developer to

have a discussion on the deadline and what specifically they are asking for and what meeting they want the decision to be made on but the city council have until Monday November 23 to make this decision. He indicated the TRC groups recommendation is to stick to the deadline. Commissioner Westergard asked Brandan when the last TRC meeting was. Brandan stated it was on September 29. He mentioned after that meeting a revised development agreement was proposed. Commissioner Westergard is wondering when they got the revised copy, it was on October 2. The copy planning has tonight is the Cole West revised proposed development agreement based on TRC committee's feedback. He mentioned Mike Hansen is here to talk about what the TRC is still recommending that may be different from what the Cole West development agreement is proposing. Commissioner Westergard asked if there needed to be a public hearing for city council to make a decision. Brandan said there would need to be a public hearing. Commissioner Ableman wanted to know if the city council could hold the public hearing. Brandan stated it was his understanding it would need to be planning commission that held the public hearing and then make a recommendation after the public hearing to city council. Commissioner Ableman would like the public to be able to express their feelings on this in front of the city council. Brandan mentioned this could be a possibility. Chairman Maw asked if we could have more than one public hearing. Commissioner Ableman is wondering if we don't meet the 45-day deadline what happens does the development agreement get approved by default. Brandan stated it would go to district court to tell the city it needs to make a decision. He did say it says in the code that it would not automatically be an approval. Chairman Maw wondered why planning commission was not given updates from the technical review committee. He stated it would have been very helpful in making this decision. Mike mentioned our city code has two criteria's we are supposed to measure a development agreement from feasibility how feasible is this idea, then there is desirability is it logistically okay to happen the way it was described. The other one was do you want it, will it procedurally work. The procedure part is does it have a complete application. He mentioned what they did as TRC we went back and forth because this is going hand in hand with your general plan update and code update. He stated they were trying to see if this was going to fit with our code. He mentioned it checks a number of the boxes. The question planning needs to do is help get the recommendation to city council on the desirability. He stated a number of the red lines had been addressed but not all of them. He mentioned the TRC has had this for 6 months and it is time to talk about the desirability and to remind you, you are not the land use authority but you do make recommendations to the land use authority. He talked about the next steps memo or staff report this body needs to take one of three paths 1. schedule a public hearing hear it make recommendation and let it move on. 2. You could postpone it longer but by doing this with the 45-day you may be taking yourself out of the conversation. 3. you can request a public hearing but make special request from the applicant to answer remaining questions. He directed the planning commission to a list of desirability things. Commissioner McBride mentioned he has a list of concerns he is wondering if his concerns can be answered in a public hearing. There was discussion on when to set the public hearing. Mike mentioned in the advertisement for the public hearing he suggested that we put in there that we expect to make a recommendation. There was a discussion about city council setting a public hearing as well. Brandan did clarify that if planning commission doesn't set the public hearing city council can set one, he also said they could have multiply public hearings. Chairman Maw is fine setting the public hearing for November 12, but we can't force city council to hold a public hearing but we can strongly suggest it. There was talk about seeing if the developer would extend the 45-days to 60-days. Cole Wests legal representative Quin Stephens indicated he did not know their rights under the statute to extend the deadline. He stated they would be willing to reserving all their rights and wouldn't file anything before day 60. He did say we are not trying to force anyone's hand. He stated they would be happy to work with us. Brandan indicated their letter recommends a waiver to those rights would be in writing. He suggested we stick to that since they evoked the 45-day deadline if we make any extensions it needs to come from Cole West. Mike mentioned the

public open house on October 26. This could be a major part of the open house so the public could hear about it before the public hearing. Mike indicated 3500 was the ceiling for roof tops, there are all kinds of thoughts about the land, is the highway going to be 50 years out. In the report he stated there are maximum certain types of residential pieces. There are caps, of those he did say what happens if part of the land went away would the cap still be 3500. He did say a lot of the vision is the west weber corridor a UDOT project so none of us can control that. The proposed general plan has this as a concept as well for this area. Commissioner Ableman was concerned about Cole West being able to develop all at once without the corridor being done. He talked about PID's and change of ownership. Mike stated when the corridor goes in there will be an interchange type area then land uses would be different there than what you see across the street here. It would be denser and more commercial and industrial type area. Mike mentioned there were a lot of questions coming from public works and engineering about timing of infrastructure they don't want to overload the current streets with new development and making sure we have the capacity for the whole system. Chairman Maw asked if we could acknowledge the general plan that we are currently working on as part of this agreement. He talked about the new general plan and that we are calling it the west weber concept district it aligns with the ideas of the development agreement. Commissioner McBride had questions about the phasing and how it is controlled in the development agreement. What does stacked housing mean? He is looking for answers. Commissioner Ableman is looking at the development agreement ordinance does it a line with the general plan does it improve more than 100 acres, what are the benefits to the city. What is the city benefiting 40 acres of parks 5 acres for a recreation center. His question is what else are we getting from this. Commissioner Skeen has some of the same concerns, there was talk about writing down their questions and giving them to Mike so he can build clearer answers. Commissioner Westergard mentioned there are a lot of concerns he has in the development agreement. Cameron Jackson from Cole West recognizes this is a big project it was his understanding the questions that city council and planning commission had would be funneled down to the TRC group but it doesn't seem to have happened that way. He stated the reason why he thinks it makes sense is the opportunity to master plan everything up front as well as infrastructure. He indicated there were a lot of engineering studies built into this agreement. He showed a map of a frame work plan, he indicated there are a handful of things that are unknown one was the corridor where it will start and stop as well as the mixed-use area. Cameron mentioned the UDOT road may change so they are planning on doing a collector road in its place in case it doesn't go through. He mentioned they can wait for UDOT to build that road or set aside the alignment of the road to the size UDOT needs it to be and build a temporary collector road there. Commissioners are concerned about how they will move outside the community. Cameron indicated they have an idea of what this might be, he did say there are studies and a significant amount of work and cost. He mentioned they would work with UDOT and the county in a reginal effort. Commissioner Ableman indicated that Wasatch Regional Council mentioned in their last meeting that they were not even going to look at this portion of the road for at least 10-15 years. Cameron stated what is in the agreement as it relates to road and traffic is that these studies can cap how much density can get built before the infrastructure is there. He did say there are a number of controls. Commissioner Albeman wanted to know if the studies took into consideration the quality of life of the people of Plain City. Cameron mentioned that Plain Cities engineer as well as a civil engineer is involved in the studies Plain Cities engineer has to accept the study. Quin indicated the studies will be limiting on them as well. Commissioner Ableman would like to see SR177 is in operation or at least funded. He is wondering where the traffic will go if SR177 is not built. There was talk about how Saratoga Springs was built out. Cameron indicated they are trying to avoid how that was built out. There was concern of what they could build in the colors on their map. Commissioner Ableman would like to see the vision of what the development will look like in ten, 15, 30 years. Quin stated that stacked housing is condominiums. He did say there will be varying sizes of single-family homes. Commissioner Westergard asked about the wetlands, it should affect the density caps. Cameron said with a master plan the road and housing and commercial are a package deal. Quin stated if you don't go with the master plan it may be piece milled and unplanned. Commissioner Westergard is concerned that we don't have any control over this master plan. He read the development agreement code *1. Limit the City's future authority to enact land use regulations or other ordinances and rules that are necessary and proper to protect property in the City or*

to promote the health, safety, prosperity, morals, peace and good order, comfort, and convenience of the City and its inhabitants; or 2. Require the City to change the zoning designation of any land in the future. D. Change of Ownership:

Quin stated they can only change more than 50% with the city council's approval. He did say he worked with TRC to make sure they were compliant. There was talk about how a PID works. Brandan mentioned he knows planning has not had a lot of time to digest this information, he said this was a good time to get an overview then digest and come back with more questions for the TRC. He stated his goal on the TRC was to make sure there were no legal gaps. He did say PID's would be separate from this master plan. Commissioner Ortega asked Brandan why are we not having it void if it changes ownership as it states in our code. Brandan mentioned we are not agreeing to it, that is just what the applicant is asking for. Commissioner Westergard asked the question if there was any comment from the TRC about the automatic renewal of a ten-year agreement. Brandan said in 11-9-4 subsection C, there are only two items that would make the development agreement voidable under this subsection and change of ownership is not part of this subsection. He stated when it comes to future authority to enact land use regulations anytime you do a rezone you are rezoning a property with new uses new standards but in the future some one can rezone it on the application. With the development agreement city council is deciding to follow the legislative process to enact that ordinance. Commissioner Westergard wanted to know why we don't just do a 10-year agreement instead of a 30-year. Quin stated there is not enough funds or man power to build this all at once. There was a lengthy discussion on the number of years for the development agreement and what the benefits would be. There was a conversation about what property is buildable and what isn't. What this project will provide to our children in 30-years. Quin indicated they are trying to be flexible in their numbers, we don't see minimums but we do see caps. Cameron said they are sensitive about this and he stated they have tried to build in a number of buffer areas and set aside open space he said they are thinking about your kids. He mentioned the average age of a first-time home buyer was in their mid-thirties. He stated they are asking Plain City to look beyond themselves and think about the people in the future. Quin would like to know what planning would like for a minimum. Commissioner Westergard would like to know how much of the 1500 acres is buildable. Cameron indicated they are in the process with the federal government about the flood plain. He did say if it is below the Great Salt Lake then it is not buildable that is considered flood plain but they can bring in fill but it is expensive so they will have to see how much of the ground they want to bring up above the Great Salt Lake. Wetlands have been studied extensively he mentioned some of the wetlands have been irrigated. They will have to dry out the land and decided which are artificial and what are wetlands, again this is working with the federal government. Commissioner Westergard is wondering why we just don't wait for Cole West to bring us back the answers for all of this. Commissioner Ortega asked if there was an upper limit of density for the total. The density is 2.3 based on the whole 1500-acres if that shrinks is there a reason staff did not provide an upper limit for the density. Brandan indicated the development agreement is proposed to keep that density at 3500 units with a 45% cap on the stacked flats and town homes. That is the limit you can get on the smaller units and there is a section that limits the size of each of those setbacks and yes you will have more houses in a smaller area but the lot sizes can't get smaller. He did say the TRC is not recommending this we just vetted it. Commissioner Westergard would like Cameron to email his presentation to Tammy so she can send it out to everyone. Cameron would love to get the list of questions so they can answer them. Brandan has asked that everyone to read Mike Hansens report. Dan Schuler said his concerns were addressed and Cole West doesn't want to change them and at this point that is where we are. Commissioner Ortega mentioned we have had several meetings on this project and planning commission has given several suggestions and he said they were all ignored in this agreement. He said if they are going to get ignored again, he doesn't want to take the time to do it again. He asked if Cole West could give planning any example that came from our meetings that planning gave suggestions on that is actually in the master plan that you wouldn't have done anyway. Quin apologized about the disconnect. He feels they have addressed the change of control issue; they didn't get to the minimums but added a cap on density, they delt with Brandan on the timeline. Cameron mentioned the studies they have started. Quin also mentioned the roads and he feels from the notes they took at the last meeting and what they have received from the TRC they have addressed the issues. Mike mentioned they have a document that is highlighted in yellow and those are the things neither side can agree on.

Commissioner Ortega asked about extreme benefits. Mike indicated that is in the eye of the beholder. Commissioner McBride would like someone to help planning understand the development agreement it is in lawyer speak. Commissioner Skeen would like more time to go through this, he said they will do the best they can. Cameron said they would be happy to have a work meeting. Chairman Maw suggested if we do a work session, we include city council.

Discussion/Motion: set a public hearing for Pleasant Plains Ranch Development Agreement

Commissioner Ortega motioned set a public hearing for Pleasant Plains Ranch Development Agreement on November 12, 2026. Commissioner Ableman seconded the motion. Commissioners Skeen, Ortega, Ableman, McBride and Chairman Maw voted aye.

8. Administrative Items: no items

9. Report from City Council: Commissioner Ortega, no time for report

10. Commission Comments: no time for comments

11. Adjournment:

Chairman Maw moved to adjourn the meeting at 9:47pm. Commissioner Ortega seconded the motion. Vote: Chairman Maw and Commissioners Skeen, Ableman, Ortega, McBride voted aye. Motion carried.

City Council Meeting: October 15– Commissioner McBride

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 Ortega	OCT 15 Maw

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

Jarod F Maw
Planning Commission Chair

D. Falkman
Planning Commission Secretary