Plain City Planning Commission/City Council
Minutes from Planning Meeting and Work Meeting
September 24, 2026

Plain City Planning Commission/City Council met in a regular/work meeting at City Hall on Thursday, September 24, 2026 also accessible via ZOOM beginning at 7:00p.m. Work Meeting 7:15pm

Planning Commissioners:	Chairman Maw (came late) Commissioner Ableman Commissioner Ortega Commissioner McBride Commissioner Westergard
Excused	Commissioner Skeen
Staff:	Tammy Folkman, Dan Schuler, Mike Hansen, Daniel Martoma, Diane Hirschi
City Council:	Mayor Meyer, Councilman Jenkins and Favero
Attendees:	Craig Jensen, Brent Cottle, Jeri & Con Wilcox
Zoom Attendees:	Mike Phillips, Carl Miller

7:00 PM – Regular Meeting /7:15 PM Work Meeting

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

1. Opening Meeting Statement-Commissioner McBride

2. Ex Parte communications or conflicts of interest to disclose
   Commissioner Ableman had a conversation with JD Christensen about whether or not we could require pipe size for irrigation ditches when a new development comes in. Commissioner Westergard was contacted by Derrik Kennedy about Sage Creek digging a secondary water pond. Derrik felt like it was too low and collecting ground water. Commissioner Westergard directed him to the state. Commissioner McBride mentioned McKay Perrish contacted him about setbacks, he told him to look at our ordinance online.

3. Public Comments for items not on the agenda- No comments

4. Approval of Work Meeting Minutes from August 27, 2026 and Planning Commission Minutes/Work Meeting Minutes from September 10, 2026
   Commissioner Ortega motioned to approve meeting minutes for August 13, 2026 and August 27, 2026. Commissioner Westergard seconded the motion. Commissioners McBride, Ableman, Ortega, Westergard voted aye. The motion carried.

5. Legislative Items:

Discussion/Motion: Blue Grass Estates Subdivision 2nd Amendment RE-20 Parcel 191540001 2 lots (Craig Jensen)

Craig mentioned they are trying to sell the house that is on this property and after several weeks of communication it was determined this needed to be a subdivision amendment to create two parcels out of one. Commissioner McBride appreciates the efforts to get this resolved he indicated he did not want to create more problems. He mentioned there is a 2800 North Street on the plat he is wondering if this is going to be dedicated to the city upon approval. He is wondering if this will become a street. Daniel indicated it would be earmarked for a street. Commissioner Ableman wanted to know where the frontage was on lot 5. Daniel stated in order to develop this land it needs certain code requirements and part of that is the right of way. He mentioned the applicant submitted a signed a deferral agreement in terms of relief from the city codes which are full improvements. Commissioner Ableman stated the street does not line up with North Plain City Road. Daniel stated streets are not perfectly aligned. He mentioned streets are not half and half but it's about requiring that right of way for future land development, it was stated we are at a point where we don't want to delay the applicant moving forward in a positive direction. Commissioner Westergard is concerned about the lot being a subdivision lot. There was talk about the lot being nonconforming. There was also talk about the road and who would maintain the 15 feet of road. Craig still doesn't understand why the deferral can't be issued on the 280-foot piece of ground that the city has to maintain. Craig stated he is willing to dedicate the property but he feels it needs to be at the right time, he doesn't feel it is the right time today. Daniel indicated on the old mylar the engineer stated the whole width would be required and he stated Craig protested against that and city staff mentioned 30-feet was the minimum width of the road plus curb and gutter. This was based on our public works director. Daniel indicated the pathway forward for planning is to approve a recommendation or a deferral agreement or approve the application with the requirement he improve the streets to our standards or deny the application. This will need to be recommended to city council. Craig mentioned the future drawing that was on the first plat was for him not for the city it was never to be a right of way for the city. There was talk about an overlay and leaving a larger lot. They discussed curb, gutter going down one side. Daniel indicated we can only work with the limitations of our code as it is currently written, he stated he did appreciate the questions that have been asked and he can only answer them to the best of his ability. He stated the way the mylar was presented on August 13 there was some inaccuracies. Craig indicated he understands the process he said that's why we have time for input and then he has time to correct the inaccuracies or things that are not correct. He stated he got approval on August 13 and no one told him there were things to be corrected, if there had been he said he would have corrected them. He is just trying to get this lot sold so people can live there. He said he wanted to make sure this was on the record that he is having to do this the way the city told him to get this done. Craig is still trying to understand why the city would want to have ownership of 30x280 foot parcel that they will have to take care of instead of letting him defer the right of way. There was discussion why this was a subdivision amendment and not a subdivision. Daniel mentioned this was already a subdivision and there was already a first amendment that is why this has been renamed the second amendment. Commissioner Ableman asked why we can't re-subdivide inside a subdivision. Commissioner Westergard is wondering if the north side is attainable to get more land for the road. His concern is we are creating a development here, he feels it is worse for 2800. Commissioner McBride stated we are trying to get to a solution for this. Commissioner Ableman doesn't think we have a code for a subdivision amendment he doesn't know where the guidance came from. Dan stated Hunters Run was approved with a 30-foot road as well as Pappy Estates. He stated 2800 North goes all the way up into JDC properties and we have obtained the intersection at Pappy's Estates. Commissioner Albeman said by making this a lot, Commissioner Westergard is correct in saying this will turn into 6 lots. Dan also mentioned it is in our ordinance that you can only subdivide twice. Craig is concerned that he won't be able to subdivide again. Daniel stated it had not been conclusively determined. Craig stated his problem is that nothing is conclusive other than on August 13 he had approval from the planning commission to go ahead with the drawing he submitted. He said all the meetings we have had nothing has been conclusive, it doesn't make sense to him and he doesn't agree with it. It is a simply thing to take 5 acres and take 3 quarters of an acre for the

existing home. He stated we have made it so it is not so simple. Craig said tell me what I need to do. He said we have put him back 2 ½ months. Commissioner McBride would like to see what we need to do tonight, 1. Send it to city council with a recommendation, 2. Deny it, 3. Approve and require the improvements. It would be a recommend to city council for the deferrals. He said if we recommend, we are trying to see what to do with lot 5 is it subdividable, he indicated we need to research this and not make assumption on things we don't know. If we make it so it can be developed later does the deferral agreement make it so that they need to make the improvements and run the right of way all the way through and whether it will be for a 30 foot or a 60-foot road or just recommend denial. Commissioner Ortega indicated our three options right now are to deny or recommend approval or recommend a deferral agreement to city council. Commissioner Westergard indicated some of them are not happy with the 3 options. Chairman Maw stated because it is a minor subdivision it needs to be a subdivision amendment. Commissioner McBride stated the things the engineer and lawyers have done is not making sense to them. Commissioner Albeman wanted to know are we supposed to base our interpretation on the lawyers and engineer or how we interpret it. Chairman Maw indicated it would be how we interpret it. There was a lengthy discussion on how to recommend this to city council. Daniel mentioned some grammatical errors in the deferral agreements he did say that should not take too long to clean up. Chairman Maw feels the third option is the best they have and to note our concerns to city council.

Commissioner Ableman motioned to recommend to City Council denial for the Blue Grass Estates Subdivision 2nd Amendment. Commissioner Westergard seconded the motion. Commissioners McBride, Ableman, Ortega, Westergard and Chairman Maw voted aye. The motion carried.

6. Adjournment

Commissioner Ableman motioned to adjourn regular planning meeting at 8:30PM. Commissioner Westergard seconded the motion. Commissioners McBride, Ableman, Ortega, Westergard and Chairman Maw voted aye. The motion carried.

City Council Meeting: October 1– Commissioner Ortega

7. Work Meeting -General Plan

Mike Hansen went over the new general plan. He did say we are making huge progress. He would also like to know when we will have our next public meeting. He stated there are 34 maps in our general plan, 78 charts and 10 chapters about 200 pages.

Priority items to discuss-Wester Weber Concept District, Future Land Use Map, Parks Inventory.

Parks Inventory: Mike would like to know if the 2007 parks map is still what everyone wants to stick with. He wanted to know where West Park is as well as Stillcreek. There were questions about the Rail Trail and Future Park D if they were really parks. Mike had a question on Future Park A if it was going to be a park. Councilmen Favaro mentioned it was already approved to be a park but right now it is just dirt. Mike is concerned about how big it looks to what the real size is. Diane stated it is still master planned to be there.

Future Land Use Map: Mike showed the map and the blue area in the top of the map and what needs to be decided on. There was a pocket of commercial at the bottom of the map on 4700 West, Chairman Maw wanted to know what everyone thought about it. They decided to have commercial on both sides of 4700 West. They talked about making the old cannery commercial, it was decided it was already commercial. There was talk about neighborhood commercial. They talked about adding commercial property across from Kents, everyone thought it made sense to add this.

Western Weber Concept District: Mike took out the maps and photos, he added verbiage instead.

He would like to know when we want to do our next public meeting what day would work, it was decided to have it November 19. He liked the format we did last time; he would like to get feedback on each topic. He talked about doing a lecture at beginning of meeting and having people answer questions during the lecture. Mike suggested sending out a link of a 3-minute video with the invitation. The Mayor suggested we let people look around first then have the lecture, then let them wander again. Mike wanted to know how everyone wanted to advertise, it sounds like

we will do lawn signs, mailers, social media and emails. Mike talked about our draft code; he showed a link to the current code and mentioned the number of changes they have done. He talked about the policy and the code that implements it. He wanted to know if we want to do two major amendments or all at once in February. There was talk about the moratorium and how long it can be. He would like to get the general plan done pre-Christmas. General Plan will need to be done before the code can be done.

Planning Commission Chair

Planning Commission Secretary