

Plain City Commission

Minutes of Meeting

August 13, 2026

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 13, 2026 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Maw  
Commissioner Ortega  
Commissioner Westergard  
Commissioner Ableman

Excused; Commissioners McBride, Skeen

Staff: Tammy Folkman, Dan Schuler, Daniel Martoma

Attendees: Paul Wakefield, Kristie Weston, Jonathan Alarcon, John Campbell  
Lillian Campbell, Brady Blackner, Kristy Neel, Crystal Allen, Craig  
Jensen, Josh Yeates, Brent Cottle

Zoom Attendees:

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Albeman

Moment of Silence/Invocation: Commissioner Westergard

1. Roll Call: Chairman Maw directed roll call. Commissioners Ortega, Westergard, Ableman and Chairman Maw were all present. Commissioners McBride, Skeen are excused.

2. Opening Statement: Chairman Maw

3. Ex Parte: Commissioner Ableman mentioned he had a conversation with Craig Jensen about the items on the agenda tonight. Chairman Maw also had a conversation with Craig Jensen. Commissioner Westergard indicated he too had a conversation with Craig Jensen as well as Derek Kennedy who asked about the status of Sage Creek and he had another conversation with Ed Hall who also asked about the status of Sage Creek as well as the Jackson property. Chairman Maw received an email from Jeniffer Roskelley about luxury home development.

4. Public Comments: No public comments

5. Approval of Meeting Minutes for July 23, 2026

**Commissioner Ortega motioned to approve meeting minutes for July 23, 2026. Commissioner seconded the motion. Commissioners Ableman, Ortega, Westergard, and Chairman Maw voted aye. The motion carried.**

6. Technical Review Report: Chairman Maw mentioned there is a meeting next Thursday at 2pm if any of the commissioners could go in his place. He will reach out to the commissioners through an email on this.

7. Legislative Items:

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Motion: Open public hearing to rezone property at approx. 3600 W 1975 N from RE-20 to RE-15 R&K Properties

**Commissioner Ableman motioned to open the public hearing for the rezone property at approx. 3600 W 1975 N from RE-20 to RE-15 R&K Properties. Commissioner Westergard seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

Krystal Allen is wondering if we can hold this development off until there are sidewalks put in. Chairman Maw indicated this is just for the rezone not for development. Krystal also mentioned the road and all the traffic and how hard it is to get across the road. Chairman Maw mentioned he will make city council aware of this but encouraged Krystal to call the mayor or come to city council as well. A gentleman got up and asked what this zone would allow. Paul Wakefield mentioned his backyard backs onto this lot; his concern is the smaller lots and the negative impact on the neighboring properties. He thinks it should stay RE-20 and be consistent with his subdivision. He said it won't make or break the city on property taxes. He said it will certainly not break the Marriotts, he said it is just a way to get more money for them. He did say he will keep an open mind if planning decides to change it to RE-15 he feels like there should be some conditions put on it right now, making the first two lots bigger so it doesn't look so condensed and have green space. He said he could work with this if that is what they do.

**Commissioner Ableman motioned to close the public hearing for the rezone property at approx. 3600 W 1975 N from RE-20 to RE-15. Commissioner Ortega seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

Discussion/Motion: to rezone property at approx. 3600 W 1975 N from RE-20 to RE-15 R&K Properties  
Amy Roskelley represents the land owner on this property the reason they are rezoning right now is to get the underlying zone at RE-15 they felt it was a better product type to get it down to the moderate-income level. She mentioned water was an issue for bigger lots. She feels they can offer more houses for the market and lesser cost. She doesn't see much of a difference between RE-20 and RE-15 when it comes to the homes being built. She is hoping when the general plan is updated, we can offer better trails and parks in this development. Amy did say sidewalks will be addressed, she wants to have a community feel for this project.

**Commissioner Ortega motioned to recommend to City Council approval for the rezone property at approx. 3600 W 1975 N from RE-20 to RE-15. Commissioner Ableman seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye**

Commissioner Ortega stated to the citizen who had a safety issue he suggested not to wait for a development but to contact the Mayor or City Council as soon as you can.

Motion: Open public hearing to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl)

**Commissioner Westergard motioned to open the public hearing to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl). Commissioner Ableman seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

Chairman Maw mentioned what we are doing with this ordinance is to propose to eliminate setbacks for livestock particularly horses and cattle.

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**Commissioner Westergard motioned to close the public hearing to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl). Commissioner Ableman seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

Discussion: to amend Chapter 8 Regulations Applicable to all Zones 10-8-6 (Livestock and Fowl)

Chairman Maw thanked Daniel our city planner for his comments. He asked Daniel if he wanted to give his comments on this. Daniel mentioned the distance requirements that have been proposed to be taken out mitigate against nuisances like dust, fly's things of that nature it doesn't mean it can't be amended. He has put in a couple of questions to help guide the commissioners as they contemplate this action. He did say in no way is he trying to usurp the planning commission's authority. It is just to have something in place to replace that language. He did mention talking with our public works director. He indicated they could probably look at language to replace the current section. He is hoping this report was helpful. Commissioner Ableman is all about getting rid of all the measurements. Chairman Maw stated from Dans point of view it is hard to go out and measure. He also mentioned with DADU's we have added to that problem, he indicated if we had some verbiage in there that might help. Commissioner Albeman stated ten years ago he was in compliance with the ordinance but now he is not, he said he is within 60 feet of 15 different residents. He doesn't think the problem is where the animals are it is where you are building the houses. He feels this is the problem. Daniel stated we put homes in with our setback requirements there are a lot of factors that come into play. Chairman Maw mentioned he is allergic to horses and he doesn't want horses in his back yard from the neighbor's property eating his apples. Commissioner Ortega would like to see Daniels suggestions. Dan mentioned like code enforcement it goes off of complaint based, he said if neighbors are not getting along, they use the ordinance to try and get back at the neighbor. He mentioned driving through the city last week there are over 10 properties that are in violation of the ordinance but he has not had anyone turn them in or complain about it. Commissioner Ableman talked about the Weber County Fair and the 4-H kids having to find places to raise their livestock because of where they live, they couldn't raise their livestock on their property. He is wondering if there is something we can put in this ordinance to allow them to raise their animals for the fair on their property. Commissioner Westergard wondered if it could be a permit process. Commissioner Ortega would like to see something that is enforceable he wants to see Daniels comments.

8. Administrative Items:

Discussion/Motion: Site Plan for new wall and pole signage for O'Reilly's at 3182 W 2600 N (Impact Signs)

Johnathan with Impact signs is here to answer any questions planning might have. Our building inspector will make sure the signs are in compliance before the permit will be issued.

**Commissioner Westergard motioned to approve site plan for new wall and pole signage for O'Reilly's at 3182 W 2600 N. Commissioner Ableman seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

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Discussion/Motion: Lot Line Adjustment for parcels 19-027-000,719-027-0004 (Western Basin Land & Livestock)

Commissioner Ableman thought this was just to section off 25 acres for the proposed gun range. The current zone is A-2. There will not be any new parcels being created. The parcel numbers are correct.

**Commissioner Ableman motioned to approve lot line adjustment for parcels 19-027-0007 and 19-027-0004. Commissioner Ortega seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

Discussion/Motion: Rae Watson LLC Subdivision 4571 W 2200 N 2 lots (Kristie Weston)

Commissioner Ableman had some questions about the deferral agreement and the sidewalks, are you not wanting to put the sidewalk on the state road or the whole development. Kristie stated 4575 is too small to put a sidewalk there. She did say she would pay for a sidewalk there, she said she would have to put a driveway into that so she is fine with that. She did mention the state road there are lots of legal reasons why she should have to. Kristie said they don't own the property and the state has 33-feet so they would have to put the sidewalk into the states property which she said is not legal. She stated they are not touching 2200 N. She indicated that both driveways would be on 4571 W. she did say they made it look a whole lot better. She stated the house has been there since 1971. Commissioner Ableman stated since this is a subdivision in our ordinance sidewalks are required on the whole property, he mentioned this is where a deferral agreement comes in. He is not sure about the state road. Kristie has a letter from UDOT and she mentioned they said they don't need a sidewalk but if the city does, they can do what they want.

Commissioner Ableman asked about the dates on Kristie's letter. Kristie stated legally the time frame shows you have 15 days to review it and she indicated both times it was passed the 15 days, she stated legally that is it. She understands what the engineer had on there are the only issues they have. She stated this is how she understands it; she referred to Utah code 10-20-806. Chairman Maw asked if our engineer had sent a memorandum back with some questions. Kristie indicated he did, but she read the last memorandum the engineer stated everything had been adequately addressed and he recommend approval. She indicated he seems fine with the ordinances that were sent through. Dan mentioned they have done a great job cleaning up the corner on the state road any right of way that is there the city would have somewhere to tie into when they come through with sidewalks, he mentioned they would not have to worry about any land acquisitions. He stated he and city staff are all for following the ordinances. Dan indicated we need to stop kicking the can down the road and get the improvements in, he mentioned people complaining about there not being a sidewalk on 1975 N so we need to start somewhere and stop putting it off. He indicated we need to follow the ordinance if you want to develop. Kristie wanted to read the state code, planning commissioners stated they had read it. Commissioner Ableman wanted to know where the mega development was. Kristie mentioned she was talking to the mayor about the one down by the landfill. She said the law requires public infrastructure improvements to solve a specific impact created by new development. She mentioned their development is a 1400 square foot house for her kids. She doesn't believe what they are adding causes enough to pay for what needs to be put there. Chairman Maw mentioned a recent development to the east put in a sidewalk. Kristie said that was on the side of the road that already had a sidewalk. Chairman Maw mentioned if we were going to extend the sidewalk on the other side of the road, would we be not following a precedent where we required them to put the sidewalk in. He said there is no sidewalk adjacent to that property either. Kristie mentioned some property on 2200 N that has two houses on the property and they do not have sidewalks or a deferral agreement, she checked

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with the county and they said they didn't have one. Chairman Maw would like to see a deferral for this property. Kristie has no problem with putting sidewalks on 4575 W she mentioned again she is putting a house and driveway there. Commissioner Ortega indicated 2200 N is a state road and Kristie would be giving up the right of way but the state would not require sidewalks at this time but when they extend the road they would put in sidewalks. Kristie wants to make sure she is understanding the deferral agreement. Commissioners are saying she only has to do a deferral agreement on 4575 W. She said she is quite happy with this. The deferral agreement is done at the city and recorded at the county with the plat. Dan wanted to know if planning was asking for a deferral agreement on 2200 N and then do improvements on the side street. Planning is asking for a deferral on 4575 W. Dan mentioned Kristie is willing to do the improvements on 4575 W, on 2200 it is already UDOT's right of way, he stated the deferral agreement will go on 2200 N not 4575 W. He stated when she develops, he wants the improvements on 4575 W now. Kristie mentioned the engineer's comments said there is not enough space on the road to do this. Dan said if they want to develop, they need to put in the improvements. He is fine doing a deferral on 2200 N but he feels the improvements should go with the development on 4575 W. Kristie read the engineers comments about that he does not recommend improvements on 4575 W at this time because the road has a substandard right of way width. Dan indicated the engineer works for Plain City and Dan's saying we need to stop kicking the can down the road and let's start putting the improvements in. Kristie asked if we could legally talk about this because the engineer signed off on this and he was late for two reviews. Chairman Maw stated we can go against our engineers' recommendations. Commissioner Ableman is wondering what will happen to the runoff if there are curb and gutter on that street. He thinks the neighbors will have a lake in front of their house. Commissioner Westergard is wondering what will happen if we wave 2200 N which is a state road what will happen if the state widens that road. Chairman Maw and Commissioner Ableman thought the state would have to pay for it. Commissioner Ortega stated he doesn't think 2200 N is an issue at all, he did say he understands what Dan is saying. He doesn't feel that a deferral is a good way to do this. He is thinking an escrow would save them money in the long run. Commissioner Ortega does not want to make this an individual decision he wants to make sure we continue to do this the right way for everyone. He wants to know what the proper procedure is. Commissioner Ableman stated he understands a large subdivision, but where we are just splitting a lot on an existing road and requiring sidewalk or a deferral agreement is petty in his mind, there is nothing to tie it into. Why have them do it now or make them responsible to pay for a sidewalk if the city decides in ten years to put a sidewalk down that road. If there is no sidewalk on each side of the subdivision and there is no storm drain, if you put a sidewalk in without a storm drain what's going to happen. There was concern about the elevation of the sidewalk if the homeowner put it in themselves and in ten years the cities elevation is different Commissioner Ableman stated they would have to rip out the curb gutter and sidewalk. Chairman Maw suggested to look at our subdivision ordinance. Commissioner Westergard is in favor of the deferral if we never put sidewalk in it won't cost her any money. Commissioner Ableman stated we can't force her to do the deferral if she wants to put curb gutter and sidewalk in now, Dan will be answering phone calls from the neighbors about the lake in their yards. Chairman Maw is in favor of a deferral agreement. Commissioner Ortega is wondering if this road will be extended, it can't be extended. Kristie would prefer not to do a deferral agreement.

**Commissioner Ableman motioned to approve Rae Watson LLC Subdivision with the requirements of a deferral agreement for curb, gutter and sidewalk on 4571 W 2200 N 2 lots. Commissioner Westergard seconded the motion. Commissioners Westergard, Ortega, Ableman and Chairman Maw voted aye.**

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Discussion/Motion: Blue Grass Estates Subdivision approx. 2800 N 3800 W 2 lots (Craig Jensen)

Chairman Maw asked Craig if he had seen the comments from our engineer and he replied he had seen them and he agrees with Commissioner Ableman on both of them. He stated this would make no sense in putting curb and gutter on this property. Commissioner Ableman said his understanding on a remainder parcel in order to develop a remainder parcel you would have to technically do a subdivision amendment? Chairman Maw asked Craig if he was just subdividing the existing house on the lot. Craig stated that was all he was doing. Commissioner Ableman stated when he looks at dedicating the property to the city for a future right of way it doesn't make a lot of sense to him. Why don't we require him to dedicate that property when he decides to develop the remainder parcel. He mentioned the existing house is on an approved road and that he doesn't need access to the remainder lot because he is not building anything back there. Craig stated his engineer drew the future right of way just because, he indicated it didn't need to be on there at all. He said there is no plan for it to be developed yet. He doesn't see how anybody can require them to give up land, he mentioned there is a much bigger problem to get those people to agree to have access on the lane than you do with his property. Craig indicated they are keeping the property just in case so he can control that existing parcel on the north side of the house if in fact the road goes through, they still own the property in the back he stated they need to be in control of that property. Commissioner Ableman is wondering why we would require curb, gutter and sidewalk down a dirt road. Commissioner Ortega made a comment that we are not requiring any improvements we are just asking for the right of way. There was mention that the engineer's comments did say improvements on the north and the west side. Chairman Maw mentioned it is a dirt lane and it doesn't make sense to put a curb, gutter and sidewalk next to a dirt road. Commissioner Albeman is wondering how we require a deferral agreement because it is not an established road. Chairman Maw stated he is not improving anything just subdividing and selling a lot with a house on it. Commissioner Ableman asked if the Christensen's had deferral agreements on their properties. Chairman Maw feels we need to look into this he feels we will be addressing this more frequently. Commissioner Ableman stated he is okay with approving this as lot one and remainder lot and when they come back to do what they want to do with the remainder lot we fight that battle then. Commissioner Ortega stated the issue is if the city needs that to become a road before they decide to make improvements then we need the right of way for that road. Commissioner Ableman stated our engineer says to give the property now. Craig said he would for sure he would give the property rights down the whole strip of property of the remaining parcel. Commissioner Albeman reiterated he is okay of approving lot 1 with remainder parcel without and requirements for a deferral or dedication it doesn't make sense to him. Commissioner Ortega agreed to not make the improvements but the right of way. Chairman Maw indicated he would dedicate the right of way when he develops. Commissioner Ortega is saying what if we need the road before Craig decides to develop. He stated we are asking Craig to dedicate now so the city doesn't have to buy it in the future. Dan stated 2800 is on our future land use map of our transportation plan it goes all the way up to JDC properties. There was talk about who would pay for the road improvements on the 180 feet if it was dedicated to the city now. Craig stated this conversation makes no sense to him; he mentioned the subdivision he just started. He indicated they are paying for everything building the road then the agreement is when it is completed to dedicate it to the city. Chairman Maw stated he is struggling with the point of doing this because he is not improving the lot. Commissioner Ortega mentioned we need to look at what it will be in the future we are going to need the right of way. Craig indicated the conversation they are having doesn't make sense to him, he understands that is what you do as a city protect everybody but this doesn't make sense. Dan asked what engineers' recommendation was. Craig did say he had talked with our engineer and the engineer said it doesn't make sense to do this but it is a city deal. Dan indicated he is fine skirting the

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improvements but let's get the right of way in place. Craig stated you can't force me to give up the property at least he thinks that is the way it is. Commissioner Albeman is totally against forcing land owners to turn over property for the benefit of future development. Craig stated how can you make me give you the right of way if he didn't already have it drawn on the plat, it is part of the other parcel. He stated they put it on there in case there was a future development. He understood there would be a right of way and they would have to develop that road to access the property on the east. Commissioner Ortega said we need to get the right of way from everyone who is developing, so we need to get the right of way now. Commissioner Ortega mentioned he might be confused about the right of way and dedication of land he doesn't think they are the same thing. He would like some clarification on this.

**Commissioner Ableman motioned to approve Blue Grass Estates Subdivision approx. 2800 N 3800 W 1 lot with remainder parcel. Commissioner Westergard seconded the motion. Commissioners Westergard, Ableman and Chairman Maw voted aye. Commissioner Ortega voted nay.**

9. Report from City Council: Chairman Maw

Chairman Maw stated there was just one new item city council discussed Peny Platform App it is kind of an AI app website; City Council is still looking at this. There was talk about the general plan and please go to the app and put in your comments as soon as possible. The next planning commission meeting on August 27 will be a work meeting with city council.

10. Commission Comments:

Commissioner Ableman mentioned the fair was last week and the weber junior livestock association did an incredible job supporting the kids the local businesses stepped up to support the kids as well. Chairman Maw mentioned we need to look at our minor subdivision and off-street improvements. Daniel mentioned staying up to date with the general plan and how it should shape out.

11. Adjournment

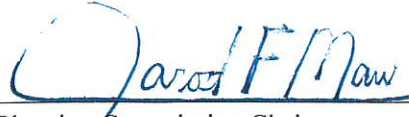
**Commissioner Ableman moved to adjourn the meeting at 9:10pm. Commissioner Westergard seconded the motion. Vote: Commissioners Westergard, Ableman, Ortega and Chairman Maw voted aye. Motion carried.**

City Council Meeting: August 20- Commissioner Skeen

2026

| MAW   | WESTERGARD | ABLEMAN | ORTEGA             | SKEEN             | MCBRIDE  |
|-------|------------|---------|--------------------|-------------------|----------|
| MAR 5 | APRIL 2    | FEB 19  | MAR 19             | JAN 1<br>canceled | JAN 15   |
| MAY 7 | JUNE 18    | JUNE 4  | JULY 2<br>canceled | FEB 5<br>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<br>Ortega  | 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