

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

Plain City Planning Commission/City Council met in a regular/work meeting at City Hall on Thursday, July 9, 2026 also accessible via ZOOM beginning at 7:00p.m. Work meeting at 7:15p.m.

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

Staff: Tammy Folkman, Dan Schuler, Daniel Martoma, Mayor Meyer,
Diane Hirschi, Councilmember Wilson, Mike Hansen

Attendees: Sean Jones

Zoom Attendees: Mike Phillips, Carl Miller, Sean Jones

1. Approval of Meeting Minutes for July 9, 2026
Commissioner Ortega motioned to approve meeting minutes for July 9, 2026. Commissioner Skeen seconded the motion. Commissioners Ableman, Ortega, McBride, Skeen and Chairman Maw voted aye. The motion carried.
2. Legislative Items:
Motion: to set a public hearing on August 13, 2026 to rezone property at approx. 3600 W 1975 N from RE-20 to RE-15 R&K Properties (Amy Roskelley)
Commissioner Skeen motioned to set a public hearing for August 13, 2026 to rezone property at approx. 3600 W 1975 N from RE-20 to RE-15. Commissioner Ortega seconded the motion. Commissioners McBride, Ableman, Skeen, Ortega and Chairman Maw voted aye. The motion carried.

Work Meeting 7:15pm

Mike stated there are three elements he wants to talk about tonight. 1. The public interaction that happened, 2. What the committee is still doing since the public open house. 3. He would like to make sure everyone is on the same page with the development agreement process. He would also like to show everyone the calendar. He has been moving a lot of content into the draft.

He mentioned the public input that was sent out from the open house. He indicated the document is 51 pages he would like to condense it down to two pages and put that on the website so people can go look at it. The number one thing he heard from the survey is Attachment to Rural Character; Mike would like to make sure the plan has a rural character to it. Infrastructure Must Lead Development, he stated people want to make sure new development pays their own way. The other concern was high density. He mentioned we would need to talk about how dense is too dense. Another comment on the survey was the size of lot it needs to be proportional to the lot. There was a lot of conversation about sidewalks in the survey. Open space was a big one. Public Safety was more code enforcement. Mike stated having new code will help with code enforcement. There was lots of concern about what kind of commercial will come to Plain City.

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He indicated people are still taking the online surveys. There was discussion of the survey results.

Mike talked about Public Clamor vs Public Interest. The best defense is a good code. He indicated we do want public input on the general plan. He stated most towns get in trouble with overlays and development agreements. Mike mentioned making a note on the website about closing the first survey and letting people know there will be another survey coming soon.

Mike mentioned the development agreement with Pleasant Plains Ranch and one of their big concerns was timing of things. They give something to the city and they don't know when they will get anything back. He talked about having a smaller drafting committee. He stated we need to give them something back in writing so they can work on it. The next meeting is August 6. Mike mentioned a timing issue in the development agreement our code says 10 years and this is a 25-year project. He talked about phasing in the development agreement for the 25-year project. There was talk about renegotiating the agreement after a certain time.

Things to consider; 1. Corridor right of way- when are we going to get this road.

2. Wetlands and Army Corps section 404 permitting- it needs to be absolutely clear this is covered, this would be on the developer. 3. Stormwater Capacity. 4. Mixed Use Zone. 5. Sewer Treatment Facility. Mike feels all this needs to be put in the application. Mike mentioned an infrastructure plan in the general plan he will make sure there is a PID criteria in there as well as in the master plan. He will write up all the comments that have been given tonight it will be the first response on the master agreement.

Plain City General Plan & Land Use Code Update Schedule-Mike gave three options everyone thought Option B would work that states we would do the general plan by the end of the year and code by February 2027. Mike feels we need to meet once a month to get this done, we will meet the second meeting of planning commission each month. Mike will also get more graphics in the plan.

3. Adjournment

Commissioner Ortega moved to adjourn the meeting at 8:30pm. Commissioner McBride seconded the motion. Vote: Commissioners McBride, Skeen, Ableman, Ortega and Chairman Maw voted aye. Motion carried.

City Council Meeting: August 6- Chairman Maw

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