

1 Earl Creech called a Cornish Town Planning and Zoning Special Meeting to order on April 20, 2022 at
2 6:07 p.m. at the Cornish Town Hall.

3 Attendance: Tim Lunday, Clayton Richardson, Earl Creech

4 Absent:

5 Council: Colton Creech, Brad Fisher

6 Citizens: Charles Olson, Becky Olson, Gilbert Olson, Austin Veibell, Kaitlin Manning, Colleen Samuelson,
7 Chris McKnight, Erma Naegle, Dyer Pitcher, Larry Pitcher.

8 Minutes:

9 There were a couple of changes that needed to be made.

10 E. Creech entertained a motion to approve the revised minutes for April 6, 2022.

11 Richardson – motioned; Lunday – seconded

12 E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

13 Business Items:

14 *Tim Lunday- Zoning Clearance-* Lunday is building a house. C. Creech asked if they are going to build on a
15 new parcel. Lunday said it depends on the loan they get, if they get an agricultural loan, he could build it
16 on the one piece. C. Creech said that if he breaks off a parcel it would need be considered a subdivision.
17 Lunday plans to move the house to the north about 300 feet off the fence line. C. Creech said he has the
18 septic clearance and UDOT clearance. They have not talked to Rocky Mountain Power. C. Creech said as
19 long as they do not have to break off a parcel, he is good to go, if he does he will need to reapply.

20 C. Creech motioned to send the clearance to council; Richardson – seconded

21 Richardson – Aye; E. Creech – Aye; C. Creech – Aye (Lunday abstained)

22 Richardson entertained a motioned to approve the Lunday water connection.

23 Richardson - motioned; C. Creech - seconded

24 C. Creech – Aye; E. Creech – Aye; Richardson – Aye (Lunday abstained)

25 Lunday abstained from voting as it was his application.

26 *Charles Olson – Zoning Clearance-* Charles Olson stated they are planning on building a barndominium at
27 12300 N 4800 W. He said that they have everything they need except for water and utilities. E. Creech
28 asked if they had done a percolation test for the septic system, and they said they had and that the
29 water was at about 4 feet. UDOT would not allow permanent access from the highway. They want to
30 have access on 12300 N which is owned by the town. Their long-term plan is to subdivide the property
31 and sell off lots. The current access will not work for the long-term plan. They want to put in a new
32 culvert and new access to the property. The property is in Gilbert Olson’s name. The building is within
33 setback requirements. E. Creech asked if the building would house people or animals. Charles said that it
34 would be for people and have a large shop. Richardson asked if the subdivision requirements for the

35 road would apply when they subdivide or if they apply now. C. Creech stated that it would be when they
36 subdivide. He also explained to the Olson's what the requirements would be as far as the road, curb and
37 gutter and sidewalks would be when they decide to subdivide. Charles asked if the road would be
38 deeded at that time. C. Creech said yes, it would become a town road and the town would maintain it.
39 Richardson asked if the subdivision requirements would be in place when they choose to do that. C.
40 Creech explained that they would have to meet the requirements, but that it is not an issue at this time.
41 Gilbert asked what size of culvert would need to be put in. C. Creech said as big as they could get and
42 that the flow going through there now is probably the lowest it is going to be with the water year we are
43 having now. E. Creech said that that area can get very wet and that they should plan on putting
44 elevation on things, so they do not have problems. C. Creech stated that the town does not have any
45 standards for culverts. Gilbert asked what the width requirements are for the approach for the driveway
46 from the road. C. Creech answered that there is no requirement because it is a driveway but that there
47 would be if it were a road. The road would be 22 feet and the approach would likely need to be wider
48 than that. Charles asked if the road access was part of the approval going through with the motion in
49 this meeting. C. Creech said it was not and that the town does not require formal approval for road
50 access. Charles asked to get the requirements for subdivisions. C. Creech said he would send him a link.
51 Gilbert asked if it is required to sell irrigation water shares when they sell lots. C. Creech answered no.

52 E. Creech entertained a motion to send the Olson's application to council

53 Richardson - Motioned; Lunday- Seconded

54 E. Creech— Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

55

56 *Austin Veibell- Water Connection* – Austin and Kaitlin are applying for a water hook-up for their new
57 house.

58 E. Creech entertained a motion grant a water hook-up to Austin Veibell, and to send the application to
59 council.

60 Richardson – motioned; Lunday – seconded

61 E. Creech— Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

62 *Public Hearing for Land Use Ordinance Amendment* – E. Creech entertained a motion to suspend the
63 regular meeting and enter a public hearing to discuss the land use ordinance C. Creech – motioned;
64 Richardson -seconded; E. Creech— Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

65

66 C. Creech explained that the town is concerned about the water system and how many new homes it
67 can handle. He said that the town is investing in upgrading the water system. He stated that they want
68 to expand and let people come in and build but that they don't want a developer to come in and put in
69 30 -100 water hookups in at one time and force us into a moratorium. He explained that there are
70 different ways to slow the growth such as limiting water hookups in a year. He mentioned how Lewiston
71 handles it by keeping so many acres as agricultural land. What he is proposing is that we change our
72 minimum from .5 acres to 2 acres and frontage from 100 feet to 200 feet in the hopes that it will slow

73 growth and still allow people to come in and build. It could be changed in the future pending the water
74 system.

75 Austin Veibell asked how they came up with 2 acres. C. Creech said he doesn't like 5 acre lots because it
76 is hard for people to manage, and he didn't feel there was a need to go that big. Austin asked if the
77 change would stop people from coming in and developing. Richardson said that it would be less money
78 for developers to do bigger lots because of the cost of the road and curb and gutter. He also said that
79 two acres would be enough room for people who are wanting to have an agriculture lifestyle without
80 being overwhelmed.

81 C. Creech explained that this is not the only way to manage growth but it is the quickest. He asked if
82 there were any other questions. No one had any more questions or comments.

83 C. Creech motioned to end public hearing and enter back into the regular meeting. E. Creech –
84 seconded;

85 E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

86

87 Erma Naegle asked about cutting off houses from her property. C. Creech stated that he would talk to
88 her after the meeting. E. Creech asked if the new parcels would need to adhere to the current setbacks.
89 C. Creech said it would because it was a new parcel.

90 Chris McKnight asked if there was any way they could get people to finish their yards after they build. He
91 suggested giving a percentage of their permit money back for finishing their lots. He used Hyrum as an
92 example. C. Creech said that he would look into it.

93 Larry Pitcher asked if they could give a quick synopsis of the public hearing. C. Creech answered that
94 they were going to be doing it again in council meeting and that they could stay for that.

95 *Land Use Ordinance* – None

96

97 E. Creech entertained a motion to adjourn the meeting.

98 Lunday– Motioned; Richardson – Seconded

99 E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech - Aye

100 Ended at 6:53 p.m.

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