

1 Creech called the Cornish Town Planning and Zoning Regular Meeting to order on March 20, 2024, at  
2 6:09 p.m. at the Cornish Town Hall.

3 Attendance: Jordan Beckmann, Lauren Draney, Clayton Richardson (arrived late), Tim Lunday, Landon  
4 Hansen (arrived late)

5 Absent:

6 Council: Colton Creech

7 Citizens: Susan Law

8 Minutes:

9 Lauren commented that there were a couple of corrections that she made after the minutes were  
10 printed.

11 Creech entertained a motion to approve the amended minutes for February 21, 2024.

12 Beckmann – Motioned; Lunday – Seconded

13 Richardson – Absent; Lunday - Aye; C. Creech – Aye, Beckmann – Aye; Hansen – Absent

14 The minutes were approved unanimously.

15 Business Items:

16 *Susan Law* - Susan showed a picture of the land that she is planning on building her new house on and  
17 asked if she would need to do a subdivision. Creech said that he talked to her surveyor, and they worked  
18 through a problem with the frontage. He asked where on the lot she is building. Susan said she is  
19 building above. They looked at a picture of the property to see where she was thinking of building.  
20 Susan asked if there was anywhere, she couldn't build. Creech said that the setbacks are 60 feet from  
21 the pavement and 30 feet from the sides. Susan asked if there was a possibility the Town would change  
22 the lot size limit to smaller than 2 acres. Creech said that there is a very good possibility it will change.  
23 Creech asked if Susan had any more questions. She did not. Creech explained that because she is going  
24 to be doing a lot line adjustment it will be between her and the county. Once the adjustment is done  
25 and she has house plans she can come back for a zoning clearance to build.

26 *Town Code Review* – Creech explained that lot size limits are set to control density. He said that there  
27 are pros and cons to being dense and spread out. He explained that Lewiston uses a cluster subdivision,  
28 which makes it so there is open space, but the utilities will be close together. He showed a development  
29 and explained that when a subdivision is made the road to it is dedicated to the town. He said that for  
30 each lot that is developed there is 10 acres that cannot be developed. He explained that it is not  
31 recorded on county records that they cannot build. He explained that the good thing about this method  
32 is that it keeps main roads and utilities easy to access and open spaces. Creech said that it would be a  
33 great idea to do the same thing in Cornish on existing Town roads.

34 Hansen commented that they should limit houses on the highway. Creech said that UDOT already does  
35 that. Creech said that a few years ago the lot size limit was .5 acres. He explained that they started  
36 having problems with water. If there was a large development coming in it would put a lot of pressure

37 on the water system. They changed the lot size limits to limit large subdivisions coming into town until  
38 the water system is in better shape.

39 Richardson commented that the SCADA system does not have the analytical data to back up the water  
40 concerns. Creech said that the moratorium was unnecessary and that it was done out of fear. Hansen  
41 asked when they would be able to change the lot size. Creech said that once they get all the water  
42 sources usable. Hansen said that most people who move out to Cornish come out here to be away from  
43 people. Creech said that if there is no growth the Town and the ward starts to die. Hansen asked if they  
44 get 40 more homes if they will need to turn people away because of water. Beckmann said that with  
45 those homes there would be more tax revenue to use for upgrading the water system. They could also  
46 require developers to contribute to upgrading the system to support the new houses. Richardson said  
47 that they are doing that in Smithfield with the sewer system.

48

49 Hansen asked if there is anything that they could have done to make it quicker to get to the south end of  
50 Logan. Creech explained that if they limit access to the main road the faster people can go. Creech said  
51 that he thinks the plan is to extend 10<sup>th</sup> west in Logan from Hyrum to north of Logan. They talked about  
52 different cities that have had to expand roads. Creech explained that a way to combat people's homes  
53 becoming too close to the road is to use setbacks and have bigger setbacks for people on roads that  
54 have a higher chance of expanding.

55

56 Creech motioned to adjourn the meeting.

57 Creech – Motioned; Lunday – Seconded

58 Richardson – Aye; Lunday – Aye; C. Creech – Aye; Beckmann – Aye; Hansen – Aye

59 Ended at 6:53 p.m.