

# Meadow Town Planning and Zoning Meeting

## Public Hearing

August 12th, 2025

Meadow Firehouse

7:00 PM

**\*\*\*THESE MINUTES HAVE BEEN APPROVED\*\*\***

**Attendance:** Commission Chairman Andrew Flake, Commission Member Rex Williams, Commission Member Sean Kelly, Planning and Zoning Secretary Haley Abplanalp, Town Clerk Monica Dearden, Jess Peterson, Mark Cowley, Tony Cowley, Lloyd Robison, Zane Murnan

**Excused:** Commission Member James Wilcox, Commission Member Sarah Lombard-Core

- 1. Opening Ceremonies (three-minute limit):** Opening prayer Commission Member Sean Kelly. Commission Chairman Andrew Flake opened the public hearing explaining that the committee will be discussing the Subdivision ordinance.
- 2. Possible Vote on recommending Subdivision Ordinance to the town council:** Comments from the town members;  
Tony- Asked who would be the land use authority. This has been a recurring comment made and Chairman Andrew Flake mentioned that according to the state code it falls to the planning and zoning committee. Tony also asked if we would be the committee to approve the building permits. Andrew's answer was that between Planning and Zoning and Meadow Town Council they would need to decide. The pre application would go through planning and zoning and the final applications would most likely go through an outside source such as Sunrise.

There was some discussion about 10/2/1 in the ordinance about simple lots and minor lots. Simple lots- anything less than 10 lots and does not include roads or infrastructures. Minor lots- anything less than 10 lots and does include adding infrastructure, roads, water, etc.

10/9/3 in the subdivision ordinance part C. It was recommended to clarify that the application is only for minor lots. Jess Peterson then read the state code on the "10 lot" but mentioned that other counties have changed that number to best fit their towns. Andrew then gave the example of possibly doing Simple lots 3 or

fewer and Minor lots 10 and under. Both committee members Sean and Rex agreed to this idea.

Town Member Mark voiced his concern about the Town Council being listed as the appeals group in the ordinance 10/9/6. Andrew said that the town technically has an appeals group but it probably needs to be refreshed in conjunction with this ordinance.

Town Member Lloyd discussed the concern about 10/9/2 #6 about the water and power usage and how this might affect Meadow town and its residents. Andrew recognized this concern and they discussed the other possibilities about this situation.

Andrew said he would like to check exact dates for section 10/9/5 and once things looked close to finalizing for the ordinance they would have our attorney look everything over before officially finalizing.

3. **Adjourn:** Commission Sean makes a motion to adjourn. Commission Member Rex seconds. All were in favor.

Haley Abplanalp

Planning & Zoning Secretary