

PLANNING AND ZONING - 4788 W 13400 N CORNISH, UT
AUGUST 20, 2025

Councilmember Creech called the Cornish Town Planning and Zoning Regular Meeting to order on August 20, 2025, at 6:12 p.m. at the Cornish Town Hall at 4788 W 14300 N, Cornish, Utah.

Attendance: Landon Hansen (via Zoom), Tim Lunday, Colton Creech, and Lorie Naegle – Town Clerk

Absent: Jordan Beckmann, Clayton Richardson,

Council: Colton Creech

Citizens: Sam Owen (via Zoom)

Minutes:

Creech entertained a motion to approve the minutes for May 21, 2025.

Lunday – Motioned; Hansen – Seconded

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

The minutes were approved unanimously.

Business Items:

Tim Rich – Business License – Tim plans to run stuff out of a trailer to a reserved location, on private properties for events. He is wanting to get a business license to run this business. He won't need a conditional use permit per Creech.

Sam Owen – Building Permit – Sam explained that they sent a new site plan that combines the two houses, but couldn't get the house line to work, and so the two houses are connected at the garage. One of the front doors is being moved to the side so there won't be two doors on the front of the house. Creech asked when is the groundbreaking ceremony? Sam said just as soon as he takes the approval over to the county to get the permit.

Lena Leak – Conditional Use – We discussed before that it was a change of use. Lena would like to have a place where her business can do weddings, family reunions, retreats like quilts, outdoor markets, and put in some RV hookups. Power and water at hookups with sewer/septic at a dump station and hand water. These events would be short term, three days or less. There is a pavillion with a kitchenette, bathrooms and bunk house. The pavillion would be a new structure, but the bunk house would be modified. Creech said anything under 30 days use wouldn't need a conditional use permit with it being in an ag zoned area. Lena said she would need a permit for the septic from the county. Jana Williams asked if there were certain set back laws in our commercial laws? Creech said any building that is not a house can be as close as ten feet to another structure. It's 60 feet from the road. Jana Williams wanted them to look at the parking close to the road, and if there is a noise ordinance. She has a concern that the road is not very wide and she has been run off the road before. Creech will look into that. He said that is for a culture facility, a recreational facility or a lodging. We have to define what is a facility. Does it require a structure or can it just be a river bottom. Some would require a conditional use permit. We need to figure out parking, and look at traffic. Lena asked if she needs an actual address from the county. Creech said the town will tell the county, but the county only cares if it is a house. Creech said it could be an approximate address. Justin Williams said that Gordon's relatives put Justin's address in

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- 37 google and put a pin on his house. He had to go through Google to get it off of there. Creech will
38 research it and get back to Lena. Jana Williams asked Creech to look up road widths, traffic, parking and
39 noise.
- 40 Golden Steps will be to town council.
- 41 Creech – Motioned; Lunday – Seconded.
- 42 Beckmann – Absent; C. Creech – Aye; Hansen – Absent; Lunday - Aye; Richardson – Aye
- 43 The motion was approved unanimously.
- 44 *Town Code Review* – none
- 45 Creech entertained a motion to adjourn the meeting.
- 46 Seconded by Lunday.
- 47 Beckmann – Absent; Creech – Aye; Hansen – Absent; Lunday - Aye; Richardson – Absent.
- 48 Ended at 6:43 p.m.