

PLANNING AND ZONING - 4788 W 13400 N CORNISH, UT
OCTOBER 15, 2025

Richardson called the Cornish Town Planning and Zoning Regular Meeting to order on October 15, 2025, at 6:07 p.m. at the Cornish Town Hall at 4788 W 14300 N, Cornish, Utah.

Attendance: Clayton Richardson, Tim Lunday, Colton Creech, Madi Smith – Town Clerk

Absent: Jordan Beckmann, Landon Hansen

Council: Colton Creech

Citizens: Susan Law, Jana Williams

Minutes:

Creech entertained a motion to approve the minutes for August 20, 2025.

Creech – Motioned; Lunday – Seconded

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

The minutes were approved unanimously.

Business Items:

Susan Law: Susan Law was at the meeting with questions about annexing some land by Sig's on 4400 west into the town. She had questions about cost and if the planning and zoning council knew how to find out if it would be safe to build on that lot. Richardson pulled up the property on the parcel viewer. They discussed the town boundaries and where Susan's land is that she wants to annex. Creech looked up the annexation process in the book, "Utah Leagues of Cities and Towns". Creech also had some documentation from Floyd Veibel. Creech said he was the last person to annex any land into Cornish. Creech spent some time with Floyd before he passed away and was able to ask him a few questions about annexation. Creech said ultimately the annexation process will lead to a new ordinance, prepared by the town council, and then the town will agree to bring that land into the town. Creech let Susan know she'd need to reach out to a surveyor, and the attorney to get the required documentation. Susan asked if the town has a fee as well and Creech said they do have an annexation fee of \$500 to help pay for the town's attorney. Creech then read through the annexation process in the book, "Utah Leagues of Cities and Towns" and they discussed the specific steps in the process. Creech said while Susan is starting the process on her end, he will get a feeling from the town council if there are any red flags or potential issues they see that could arise. Susan asked if they knew if there were utilities along that road. She assumed so because there are already houses on that road. Lunday confirmed that if it's county ground the town cannot legally give the lot a water hookup. Creech confirmed. Creech did mention that if Susan didn't want to go through the annexation process she still could drill a well there. Susan posed the question of who would need to come and make sure it would be safe to build there because of the drop offs into the river bottoms. Creech and Richardson told her about a geotechnical study she could have done if she wanted but that nothing would be required from the town or county. Susan asked if the 2 acre requirement would still be enforced down there. Creech confirmed. Richardson looked at the map to make sure they would have the 200 feet of frontage that is required. He confirmed it looks like it would have the required footage. Susan said she would take this information to her son and see what he thinks and if he wants to move forward with the process. Madi Smith emailed Susan

- 38 the steps to start the annexation petition she found on the county website. Creech and Richardson
39 looked up the process for a boundary adjustment and read from the "Utah Leagues of Cities and Towns"
40 book.
- 41 *Town Code Review* – none
- 42 Creech entertained a motion to adjourn the meeting.
- 43 Creech – Motioned; Lunday – Seconded
- 44 Beckmann – Absent; C. Creech – Aye; Hansen – Absent; Lunday - Aye; Richardson – Aye
- 45 Ended at 6:49 p.m.