

**Planning & Zoning Public Hearing
January 13, 2026
Meadow Firehouse
7:00 p.m.**

*****THESE MINUTES ARE APPROVED *****

Attendance: Commission member Rex Williams, Commission member Andrew Flake, Commission member Sean Kelly, Town Clerk Monica Dearden, Secretary Haley Abplanalp, Zane Murnan, Ed Zmitravich, Jess Peterson, Mark Cowley, Andee Holdaway, Tony Cowley, Lynn Bond

Excused: Commission member James Wilcox

1. **Opening Ceremonies (three-minute limit):** Rex welcomed those in attendance as the interim chairman, and Andrew opened the meeting with a prayer. The Pledge of Allegiance was said.
2. **Objective: Discussion and public comment about the proposed Sub-Division ordinance:** Andrew took a moment to explain a bit about the process and reasoning behind the work that has been done on the proposed subdivision ordinance and then opened the floor for public comments.

Mark Cowley stated that the public hearing is listed as discussion about the proposed subdivision ordinance, but the ordinance refers to changes that need to be made in chapters 2 and 4 of the existing ordinances and because that was not posted and noticed, the public hearing for the subdivision ordinance should not be held. Mark says as referred to in 10-9-6 that the Planning and Zoning commission should be the Planning & Zoning commission not the Land Use Authority. The administrative Land Use Authority is an administrator and will approve the final plat not the preliminary. He says the Planning & Zoning commission is a commission not an Authority. Chapter 4 sets up all the qualifications, duties and responsibilities of the Planning & Zoning Commission. Mark shares the proper way to present an ordinance with amendments and suggested changes to be made to the ordinance. You must show which parts were in the original ordinance, which parts are being removed, and which parts are being added and then it is listed as an amended ordinance, or the original ordinance needs to be repealed and replaced with a new ordinance. Mark asks if the commission's intention is to amend the ordinance or repeal the existing ordinance. Tony states the codifiers show previous versions of ordinances so that you can follow the genealogy of an ordinance. A discussion was held about the definitions in 10-2-1. Tony states that details matter, details matter. He feels that growth, growth, growth and development are being pushed by the state of Utah and we can be a target for that. The wasatch front has been overwhelmed and they are trying to push some of the problems onto us and smaller communities. There are huge incentives for developers to run with grants

and fuel development. This ordinance matters to protect us and it needs to be done right, fools rush in.

Jess suggests repealing the old ordinance and replacing it with this one.

He feels that would be an easier route, cleaner and more straight forward.

- 3. Adjourn:** Andrew motioned to adjourn the meeting. Rex seconded the motion. All were in favor.