

PLANNING AND ZONING - 4788 W 13400 N CORNISH, UT
FEBRUARY 18, 2025

Richardson called the Cornish Town Planning and Zoning Regular Meeting to order on February 18, 2026, at 6:05 p.m. at the Cornish Town Hall at 4788 W 14300 N, Cornish, Utah.

Attendance: Clayton Richardson, Colton Creech (zoom), Landon Hansen.

Absent: Jordan Beckmann, Tim Lunday

Council: Colton Creech

Citizens: Chansey & Sasha McKendrick

Minutes:

Creech entertained a motion to approve the minutes for December 18, 2025.

Creech – Motioned; Hansen – Seconded

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

The minutes were approved unanimously.

Business Items:

McKendrick Subdivision Presentation- Sasha first apologized for not coming to the town first when they made the deal with the Heiners for them to keep their 12 acres and to split off the other 115 acres for the McKendricks. She said they had no idea they needed to come to the town for that and no one at the title company they worked with told them they needed to do that either. She stated they were happy to be and to go through the proper channels this time. The McKendricks shared their desire to build a home and showed on the parcel viewer where they'd like it to go. Creech shared with the McKendricks that no one on the council is upset about the fact that they didn't come to the town first when they wanted to buy some of the Heiners land and stated that it's perfectly legal for anyone to carve up and sell their land how they want but it could limit some of the things they want to do with the land from a zoning clearance perspective just because they have a "non-conforming lot." Creech informed the McKendricks that they can fill out another subdivision plan application and solve some issues, one issue being that they would need to deed the public road that runs through their property to the town. After that they'd just have to look at the lot they are wanting to build on and make sure it conforms with frontage and other requirements in the town zoning code. The McKendricks noted that they went to the county and the title company and found out that Cornish has never had an easement to that road, it's always been a privately owned road. The only records they could find of others having a right of way for it were Amalgamated Sugar and Utah Power. The McKendricks expressed concern of if they deed the road to the town if the town will improve the road and have to remove or damage some of the McKendricks fences and irrigation pipelines. They expressed wanting to put up a gate and a fence around the entire property because they already have issues with trespassing and worry that making it a public road will make things worse. Creech said they weren't super familiar with the road issue but that they'd be happy to look into it further and see what would be required to figure out what to classify the road as. Richardson asked who's been plowing the road. Chansey said up until about 3 years ago Dan Heiner was plowing it. Then Cornish just started plowing it and Dan had asked them not to come down his gravel road but no one on the lane asked the town to come and plow it. Richardson said the town

just likes to cover their bases when it comes to roads and private lanes so that everything is very clear for both parties. Creech stated that this situation is unique and they will have to do a little digging to find out what the best option will be. Richardson explained that even if they were to agree that it was a private lane, they still couldn't approve the zoning clearance because they wouldn't have the required frontage to build a home. Hansen asked if they were planning on hooking onto the town water and they said that was their initial plan. Hansen mentioned that the town has to be able to service and read the water meters down there and the McKendricks said they would definitely give the town access if they ended up putting a gate in but acknowledged that situations like that can get tricky. Richardson mentioned that they may also need to put in a fire hydrant to keep them in town code. The McKendricks were understanding of that. Sasha asked if there was any possibility of the town signing some contract that would ensure that they don't wide the road down there so as to not impact their irrigation pipe and their fence. Creech didn't think they were qualified to promise anything like that. Richardson asked what their timeline is and they said they'd like to get started as soon as possible. Creech stated that the planning and zoning commission will get working on their research they'll need to look into as soon as possible. Richardson said they will reach out to the McKendricks when they have more information.

Town Code Review – No town code review this meeting.

Creech entertained a motion to adjourn the meeting.

Creech – Motioned; Hansen – Seconded

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

Ended at 6:40 p.m.