

## Scofield Planning and Zoning Commission Meeting Minutes

March 7, 2026

9:00 am

**Call to Order:** 9:00 am

**Roll Call:** Lorraine Behling, Ralph Brinkerhoff, Jerry Lynch, Shane Moreno, and Ron Warren.

Citizens in attendance: Brandon Rushton, Scott Holman, and Jim Levanger.

**New Business:**

**P & Z Commission Chair discussion and vote:**

Discussion regarding the possibility of a chair to replace Shane who has served as chair for the past few years ensued. Jerry Lynch motioned to elect Ron Warren as the Chair with Lorraine Behling as second, all agreed with no dissenting votes.

**Site Plan Review-** Brandon Rushton brought a set of site plans for review. Aspects of the plan such as size and elevation of building, setbacks, were considered and discussed. Mr. Lynch wondered about the line of sight on the turn from Ivy to Front Street and the setback for a corner. Parking spaces were checked and ADA spaces. Brandon will email the plans electronically for the Commission to look over and send on to the County Building Dept. to make sure they don't see anything we may have missed. Based on our assessment everything looks compliant with our Land Use Ordinance and we will report our findings to the County.

**Table 4 Maximum Height of Structures:** Our current ordinance allows for a height of 30 ft. Mayor Levanger had a conversation with Matt Montoya, Helper Fire Chief, and the Utah State Fire Marshall recently and they suggested that may be too high for our volunteer fire dept. capabilities. Mr. Montoya said we should not go higher than what our dept. and equipment can handle and we have heard that our equipment can accommodate 27 feet maximum. Mr. Lynch stated that he believes the range on our hoses, and ladder are capable of 27 ft. Mr. Lynch talked to Mr. Montoya as well and learned that 27 ft. should be our maximum height from the ground to the top of the building. Mr. Warren moved to recommend the maximum height from the ground to the top of a building on Table 4 be changed to 27 ft. for safety with Mr. Moreno as second and all agreed with no dissenting votes.

**Review of Standards and Practices:** The mayor asked that the functions of the commission be looked over for better understanding. The Commission members went over the Chapter II, 2-2 Planning Commission. They will have 2 members re-appointed for this year as there is no limit to the number of years a member may serve and all the current members would like to remain in their positions. The Commission will schedule a meeting once a month on the 1<sup>st</sup> Saturday for continuity and cancel if there is no business. For 2-2.6 Lorraine will work up a draft establishing rules governing meetings and Ron will prepare a draft for the processing of applications. These may be added to the next agenda for approval. In the future when voting on an agenda item we will take a vote from each Commission member for passage. The RV Ordinance need to be looked at again as the one we passed previously is not working. When that is done we can move to codifying our ordinances and move on to a new General Plan. Ron will look into 2-2.9 Powers and Duties item c. for the recommendation of a multi-year capital plan. Lorraine will get the Ordinance Google Doc from Todd Thorne sent to Jerry and Ralph. Lorraine is still working on the new Table 4 addressing the R2 Zone and maximum height of buildings for P&Z to approve for a recommendation to the council. Re-addressing the current RV ordinance may be added to the next agenda. Lorraine will send a copy of the current RV Ordinance to all members to look over for next month's meeting.

**Adjourn:** Ron Warren moved to adjourn at 9:57 with Jerry Lynch as second, all agreed.