

Glendale Town
PLANNING AND ZONING BOARD MEETING

Wednesday April 8, 2026

MINUTES

Attendance: Chair Rulon Dutson, Swanny Jacobs, Don Jensen **Board Chair:** Raleigh Franklin

Call to Order: The meeting was called to order by Rulon Dutson at 7:00pm

Previous Monthly Minutes: N/A

ADMINISTRATIVE ITEMS:

HEARING FOR ZONE CHANGE FOR KADE IVERSON

The initial agenda item was a hearing regarding a zone change request for Kade Iverson, specifically changing a 30 ft by 176 ft parcel from residential to commercial. The key outstanding concern was the existing 2-acre minimum requirement for certain uses. The discussion focused on Kade Iverson's request to join a small parcel back to a parent property and change its zoning from residential to commercial. Concerns were raised about potential precedent setting regarding city infrastructure, such as water lines, which were not properly mapped.

1: ZONE CHANGE FOR KADE IVERSON – RURAL RESIDENTIAL R-R AND COMMERCIAL C to COMMERCIAL C

The meeting moved to the second agenda item, a re-zoning review for Kade Iverson from RURAL RESIDENTIAL to RR **and** COMMERCIAL to COMMERCIAL C, relating to the overall property size. According to public records, the combined acreage was approximately 0.82 acres, which is less than the town's requirement of 2 acres for certain applications. The discussion confirmed that the Town Council would have to change the ruling on the 2-acre minimum requirement for the proposal to move forward, particularly if the property was intended for a commercial park or camping setup. It was noted that if Kade Iverson proceeds with a commercial venture, such as a trailer park with customers, they would have to comply with all required ordinances. However, if the property is used only for personal storage or personal camping, they are entitled to do so without requiring a business permit.

A motion was made to accept the joining of the two parcels and the change of zoning from RURAL RESIDENTIAL RR **and** COMMERCIAL C to COMMERCIAL C.

All in favor voted 'AYE'

2: JEDD MORLEY – QUESTIONS AND CONCERNS FOR DIVIDING A PARCEL IN LYDIA'S CANYON

3: CHRIS HEATON – QUESTIONS AND CONCERNS FOR DIVIDING A PARCEL IN LYDIA'S CANYON

Jedd Morley and Chris Heaton request for dividing a parcel in Lydia's Canyon, which involves land formerly belonging to Isaac Chamberlain that was to be split among their children. The parcel in question, which is close to the road and has two ponds, touches Highway 89. The question of zoning was raised, with the land possibly being zoned RR or RA10, potentially requiring a 10-acre minimum for building or dividing. The property division proposal was complicated because the minimum lot size in that specific zoning area (RA10) is 10 acres, and the proposed new parcels were 6.89 acres and 7.25 acres. The planning and zoning board determined that the parcels are not allowed to be split as requested because they are below the 10-acre minimum. It was confirmed that the applicants could petition the Town Board for a zone change if they wish to proceed with the division.

Implications of Zone Change and Infrastructure: The complexity of infrastructure was discussed, specifically the lack of a sewer line and the difficulty of installing septic systems in the area due to a high water table. It was noted that changing the zone would require the applicants to follow new ordinance guidelines, which could include the expensive installation of a specialized septic system. Chris Heaton confirmed they would follow up with Lori Jensen to obtain zone change applications for both Jedd Morley and the Chamberlain family.

Zoning Requirements and Future Subdivisions: The meeting participants clarified that the 10-acre minimum for building applies to the meadows, while hillsides may be five acres, but any new subdivision must have at least 20 acres or require a zone change. All zoning rules for Glendale are available online, and any request to move forward, even for smaller parcels, must go through the required process and ultimately involve the Town Council for a final decision.

Motion made to adjourn. --**Adjourned.**