

MEADOW TOWN CORP.

PO BOX 88
MEADOW, UT 84644

Meadow Town Planning and Zoning Meeting

PUBLIC HEARING

May 12th, 2026
Meadow Firehouse
7:00 pm

*****THESE MINUTES HAVE NOT BEEN APPROVED****

Attendance: Committee Chairman Sean Kelly, Committee Member Rex Williams, Committee Member Andrew Flake, Committee member James Wilcox, Committee Member Ralph Maxfield, Planning and Zoning Secretary Haley Abplanalp, Lloyd Robison, Tony Cowley, Mark Cowley, Ed Zmitravich, Andee Holdaway,

Excused members:

1. Opening Ceremonies (three-minute limit)

- Chairman Sean Kelly opens the public hearing by welcoming everyone, and asking Council member James Wilcox to say the opening prayer. Following the prayer everyone was led in the pledge of allegiance.

2. Discussion on the Subdivision Ordinance:

- Chairman Sean Kelly opens with sharing the comments from the town council. He then opens the meeting for public comments.
- Committee Member Andrew Flake and Chairman Sean Kelly explain this is the final draft that we will vote on tonight. Noting that there are some grammatical changes I.E(and to or etc.). Seans wants to make sure that since there were changes made that the public deserves an opportunity to make comments.
- There was some confusion on if this was a public hearing or a regular meeting. After double checking it was confirmed that this is a public hearing with a regular meeting to follow afterwards.
- Mark Cowley- 10/9/3 recommends they get rid of the word "width". Farther down in number 6. Mark brings up the general maps. It's in a grid format with distance for the side of the streets, etc. Make sure to include the annexation to show the roads. 10/9/3 G. There are similarities in the

verbiage. Change the verbiage from “as shown in the general plan to as described in the general plan.”

- Andrew- also adds that the “frontage” stays. Change to “as shown to as described”
- Mark Cowley- Meadow town code chapter 10/9/5 D 6. Needs to be modified to say that the development standards are referenced in chapter 10 to the manual of General Design Standards and Development. It's not actually in the code but we are using it as a reference.
- Committee member Ralph- Thinks it needs to be listed directed to which state guideline is supposed to be referenced and he said he will look into it and find the proper name to add into the ordinance.
- Mark 10/9/7 H wants to know who is going to manage the proper forms? Not necessary for our simple sub. Division, but on our minor sub. It is important. Recommends that we use “shall review the minor plat for sub. Div.”
- Andrew- if we use the word May it gives the town the decision. If shall is used it means the town doesn't have a choice. Mark suggests that if we change it to the word Shall it makes it to where it goes to the town council to decide.
- Mark Cowley- 10/9/8 D Signing the Plat. Make note that we should want the mayor to sign off on it and not the town engineer. There was a change in verbiage by the town council “and” to “or”. Sean mentions that maybe the reason for the changes is the opportunity for flexibility, and didn't need everyone to sign it. Mark notes that we don't have an engineer and recommends that we put in there “town appointed engineer” since we as a town don't currently have that role filled.
- Sean- The original plan was to have everyone sign the final plat, so everyone was on the same page.
- Andrew says we can change it back to and then recommends we take it back to the town council. Give our explanation and see what they decide.
- Mark suggests that when we are posting our public hearing agendas we need to be specific in what chapters, sections, etc. we are modifying/ discussing in our hearings.

3. Meeting Adjourn: Committee member Andrew Flake makes the motion to adjourn the public hearing and Committee member Ralph Maxfield seconds.

Haley Abplanalp

Planning and Zoning Secretary