Scofield Planning and Zoning Commission Meeting Minutes
May 2, 2026
9:00 am

Call to Order: 9:01 am

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

Citizens in attendance: Brandon Rushton, Scott Holman, Joe Lamper, Jim Levanger, and Stewart Behling.

Due to the absence of Planning Chair, Ron Warren, Lorraine Behling moved to elect Shane Moreno Chair Pro-tem with Jerry Lynch as second, all agreed.

Minutes Approval: Jerry Lynch moved to approve the minutes from the March meeting with Ralph Brinkerhoff as second, all agreed.

New Business:

Revised Site Plan with and possible approval for Rush's Pleasant Valley Bar and Grill: Mr. Rushton presented his plans with his structure moved to the east side of the property. He has spoken with UDOT and will be meeting with them next week as a formality to finalize their approval on Highway 96. UDOT likes the ingress and egress better with this plan due to the RR crossing on Ivy Street. Lorraine motioned to approve the plans with Shane Moreno as second, all agreed with no dissenting votes.

Site Plan Review and possible approval for Joe Lamper's garage- Mr. Lamper has questions about the setbacks and shared his plan. The plan setback on the northeast side of the property is less than the required 2 ft. from the furthest projecting point of the building and the roof constructed in a manner to prevent snow, water, debris and other deleterious items from the roof onto the adjoining property from the roof that will have a 6/12 pitch. Since that is the case, it was explained that his setback would need to be 10 ft. from the adjoining property. Lorraine will get him more information about the requirements regarding setbacks for an accessory building. Mr. Lamper will talk to his planner/builder to come up with a new plan to meet the setback requirements.

Commission review and possible recommendations to the Council regarding updated to Chapter V, Table 4: Lot Features and Dimensions: An amendment to Table 4 is being addressed as a related matter to the creation of an R2 Zone and the setbacks in Commercial Zon**e.** The draft copy was discussed. Proposed changes to the Table include; the Ratio of building area to lot area changed from 1:3 to 33%, corner lot in C zone added to the table, regulations added that will need to be met in regard to setbacks added to the table. Lorraine Behling moved to make the recommendations to the Council with Shane Moreno second, all agreed with no dissenting votes.

Commission review and possible recommendations to the Council regarding updated to Chapter V, Table 2; Uses of Land: This Table is being addressed as a related matter to the creation of an R2 Zone. The Commission went through the 144 items on Table 2 and made changes to the table that will be recommended to the Council. They also will recommend that the Council change the term Special Exemption Permit to Conditional Use Permit as Conditional Use is the term used by most municipalities and will make it less confusing. This will require changing other section(s) of the Land Use Ordinance. They also added more Uses of Land that will require a Conditional Use Permit to make certain that requirements of parking, small lot restrictions, inspections, and other requirements are addressed in the permitting process. Ms. Behling moved to recommend the changes to Table 2, contingent upon a conversation with the County about adding more conditional use items being included and checking on the right of way, to the Council for their consideration with Mr. Lynch as second, all agreed.

Adjourn: Shane Moreno moved to adjourn at 10:37 with Ralph Brinkerhoff as second, all agreed.