

Glendale Town
PLANNING AND ZONING BOARD MEETING
Wednesday June 10, 2026

MINUTES

Attendance: Rulon Dutson, Swanny Jacobs, Don Jensen, Kade Iverson (Tyler Baird – Absent)

Board Chair: Raleigh Franklin

Call to Order: The hearing was called to order by Rulon Dutson at 6:30 pm

Previous Monthly Minutes: N/A

Monthly Expenses and Financials: N/A

ADMINISTRATIVE ITEMS:

1: HEARINGS TO REZONE:

RUSSELL JOHNSON Parcel ID – G-171-33

CURRENT: SINGLE FAMILY RESIDENTIAL R-1-20, R 1-10

PROPOSED: MULTIPLE RESIDENTIAL R-M-7

First on the agenda is the rezone for Russell Johnson. Russell Johnson was not present yet but the hearing was opened for discussion.

Discussion regarding the proposal to rezone property G17133 to RM7 addressed concerns about potential density increases and the precedent such a change would set. Chris Heaton explained that nationally syndicated mortgage lenders often require properties to be zoned multifamily to approve loans for specific building configurations, even when there is no immediate intent to develop multiple units.

Attendees expressed significant concern regarding existing infrastructure, specifically the inability of fire trucks and delivery vehicles to turn around in Berryville Hills due to insufficient road and cul-de-sac sizing. It was noted that current road designs present safety hazards for emergency services and vehicles. Attendees noted that some residents did not receive the required letters regarding the rezoning hearing. Lori Jensen confirmed that the office mails certified letters to property owners within 500 feet of a subject site, though some individuals were missed in this instance. Glenn Stacy and Terri Anderson came into the office to ask about the certified letters and said they didn't get one. Lori said that they were given a copy at that time. About 1 week prior to the hearing.

Due to the failure to properly notify all relevant property owners within the required distance, the committee unanimously voted to table the Russell Johnson rezoning item until July.

Next hearing item:

CURRENT: RESIDENTIAL AGRICULTURAL RA-10

PROPOSED: RURAL RESIDENTIAL R-R

PROPERTY OWNER: ROGER AND CAROLEEN CHAMBERLAIN Parcel ID – G-2-37 ANNEX

The committee discussed the rezoning requests for the Chamberlain properties, clarifying that the intention is to split a 14.16-acre parcel into two smaller lots for family purposes. Chris Heaton explained that the proposed split would create two parcels of approximately 6.89 acres and 7.24 acres, respectively

Regarding the environmental feasibility of the proposed splits, Chris Heaton noted that they had examined the sites for septic suitability, acknowledging concerns regarding the high-water table in the valley. Rulon Dutson highlighted that the specific field in question contains favorable soil conditions and is located away from water sources, which may mitigate septic concerns.

Community members voiced opposition to the proposed rezoning of Lydia's Canyon, arguing that maintaining the current zoning is necessary to prevent high-density development and protect the existing rural character. Residents expressed concern that allowing smaller parcels sets a precedent for further subdivision and growth, which would exacerbate traffic and infrastructure strain without proper improvements like road widening or deceleration lanes

A significant discussion occurred regarding the necessity of accurate legal descriptions and maps for the proposed subdivision. It was determined that the current documentation provided by the applicants was inconsistent, showing three parcels instead of the intended two, and the committee stated that updated legal descriptions for the proposed split are required before proceeding

Residents raised concerns about the ambiguity surrounding the classification of the road in Lydia's Canyon, specifically whether it is a town or county road and who bears responsibility for its maintenance. Participants argued that until road ownership and maintenance responsibilities are clearly defined, rezoning that increases population density should not be approved due to existing traffic and damage concerns

The committee and attendees debated the implications of the current agricultural zoning, noting that while single-family homes are permitted uses, rezoning can alter the underlying development potential. It was clarified that maintaining the current agricultural zone does not necessarily preclude the construction of single-family homes, provided the requirements of the health department and environmental regulations are met.

In response to questions about the lack of a sewer system in the canyon, Chris Heaton recalled that approximately 20 years ago, there was an initiative to extend the sewer district to the mouth of the canyon, but the grant funding was ultimately turned down and returned.

The meeting concluded with remarks regarding the importance of balancing community concerns with individual property rights. The representative for the applicant, Chris Heaton, emphasized the intention to preserve the land while allowing family members to build homes on the property, advocating for a balance that respects both the neighbors' desire for low density and the rights of the owners to pass property to future generations

Participants expressed a desire to maintain large, undivided property fields to preserve the canyon's character, noting that smaller lot sizes would complicate loan acquisition. Regarding infrastructure, Rulon emphasized that road improvements and utility access must be addressed early in the development process because as density increases, the cost per household to install necessary infrastructure rises significantly

The commission requires a tax report and legal descriptions for the proposed zoning change and parcel split on parcel G-2-37 Annex. Chris Heaton was tasked with providing documentation to verify that taxes for the involved properties are paid up to date to ensure compliance with commission requirements. Kade Iverson clarified that for any landlocked property located behind a piece of land being rezoned or split, the applicant must provide proof of a recorded deeded easement. This requirement applies to access roads, such as the one accessing Hal's property, to ensure that legal access exists for all affected properties.

Chris Heaton confirmed via the county treasurer's official website that property taxes for the Chamberlain properties, specifically those associated with Roger and Isaac Chamberlain, were zeroed out and paid. Screenshots of the tax reports from the Kane County official website were provided to the commission to satisfy the verification requirement.

Chris Heaton reviewed the legal description for the 10.82-acre parcel owned by Hal, identifying the specific easement dimensions, which measured approximately 327 feet long and roughly 22.76 feet wide. It was confirmed that the official documentation must specifically reflect the required footage for the easement to satisfy the commission's standards.

Discussion regarding parcel G-2-28 Annex, now held by the Happy Hours Legacy Family Trust, revealed that it contains the same two easements found on the neighboring property. The legal description differentiates between the properties, noting that the easement is listed as "subject to" for the property it crosses and "together with" for the trust property where the easement originates.

The commission discussed whether residential properties could maintain Greenbelt tax status, with Rulon noting that some local ordinances require removal from Greenbelt status before a parcel can be rezoned. Chris Heaton argued that, according to their interpretation of Utah state code, a house on a large parcel does not automatically disqualify the remainder of the land from Greenbelt assessment, provided the land is used for agricultural purposes.

Chris Heaton acknowledged an error in the submitted map, which incorrectly displayed three parcels instead of the intended two. Chris Heaton requested that the commission review the item contingent upon an updated, corrected map.

Rulon Dutson moved to table the consideration of Roger and Caroline Chamberlain's parcel G-2-37 Annex until all necessary documentation and map corrections are completed. The planning and zoning board voted unanimously to pass the motion.

CURRENT: RESIDENTIAL AGRICULTURAL RA -10

PROPOSED: RURAL RESIDENTIAL R-R

PROPERTY OWNER: ISAAC CHAMBERLAIN Parcel ID – G-2-11-6 ANNEX

Rulon Duston introduced the agriculture zone annex request for Isaac Chamberlain regarding the 2-11-6 ANNEX. They raised a concern about the current "single family dwelling" designation, questioning whether this classification might permit the operation of short-term rentals, such as Airbnbs, and asked how the board might enforce restrictions on such uses in the future.

Timothy Chamberlain responded to the zoning discussion by clarifying the intended use of the property. Speaking on behalf of the family, they explained that they are the child of Isaac Chamberlain and that the primary goal for the land is to establish hay fields. They emphasized that the intent is not to build houses or commercial rental properties, effectively addressing the concerns raised by the board regarding future property use.

Despite these lingering questions regarding the enforcement of land use, the planning and zoning board **voted unanimously to pass the motion.**

Rulon Dutson made motion was made to adjourn the meeting and was seconded. **MEETING
ADJOURNED**