

Glendale Town
PLANNING AND ZONING HEARING

Wednesday July 8, 2026

MINUTES

Attendance: Chair Rulon Dutson, Don Jensen, Kade Iverson **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

HEARING FOR ZONE CHANGE FOR RUSSELL JOHNSON Parcel ID – G-171-33

CURRENT: SINGLE FAMILY RESIDENTIAL R-1-20, R 1-10 PROPOSED: MULTIPLE RESIDENTIAL R-M-7

The first agenda item concerns a rezoning request for property owner Russell Johnson (ID G-171-33), seeking to change the current classification of Residential R-120R 1-10 to multi-residence RM7. Chair Dutson noted that the applicant is acting within their legal rights by requesting this change. The motivation behind the request is to address banking issues, with the expectation that the rezoning will simplify financial processes for the property owner.

A resident voiced opposition to the proposed zoning change, expressing frustration over the potential for increased density in the neighborhood. They stated that the change felt unfair given the expectations established when they originally purchased their property. The resident further raised concerns about potential future development, citing fears that current neighborhood character, such as the quiet environment, would be negatively impacted by ongoing zoning adjustments.

Chair Dutson advised the resident to present their concerns directly to the board, noting that while the planning and zoning board makes recommendations, the board responsible for final changes is the group that needs to hear public input. Chair Dutson suggested the resident attend the upcoming meeting scheduled for the following Thursday to ensure their voice is heard.

Russell Johnson joined the meeting remotely. Russell Johnson explained that the request for a zone change from residential to the next classification is intended to facilitate property refinancing. Russell Johnson clarified that the bank identified this change as necessary to accurately reflect the existence of two dwellings on a single lot, and they stated that no changes to the property usage are planned beyond this administrative update.

Russell Johnson identified the specific property in question as the brown house located before the cemetery, alongside a white house with a deck and globes behind them, situated across from the container homes. Russell Johnson confirmed that these structures sit on a single lot, which is currently separated by a fence.

A participant questioned why the applicant could not secure a loan through a local bank, suggesting the reliance on outside lending was unusual. Lori Jensen clarified that the request is simply to align the zoning with the current reality of having two dwellings on one lot, similar to the case of Steve Mecke. Addressing concerns about potential future development, it was noted that the property's current restrictions, which would require a 12,000 square foot building for new development, would prevent significant changes to what currently exists on the land.

It was motioned to close the hearing. All in favor – "AYE"

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ADMINISTRATIVE ITEMS:

**1: ZONE CHANGE FOR RUSSELL JOHNSON Parcel ID – G-171-33
CURRENT: SINGLE FAMILY RESIDENTIAL R-1-20, R 1-10
PROPOSED: MULTIPLE RESIDENTIAL R-M-7**

First item on Planning and Zoning agenda is a rezone review for Russell Johnson. Having heard public comments and reviewing the request we can make a motion on a vote.

Don Jensen made a motion to pass the rezone, and Kade Iverson seconded the motion.

All in favor voted 'AYE'

**2: CONTINUE FROM JUNE – Parcel ID – G-2-37 ANNEX
CURRENT: RESIDENTIAL AGRICULTURAL RA-10
PROPOSED: RURAL RESIDENTIAL R-R
PROPERTY OWNER: ROGER AND CAROLEEN CHAMBERLAIN**

All appropriate information mapping information was provided and there was not any further discussion.

Kade Iverson made a motion to pass the rezone and Don Jensen seconded the motion.

All in favor voted 'AYE'

3: KEVIN SMEDLEY FROM FIVE COUNTY – TALK ABOUT GLENDALE TOWN GENERAL PLAN

Kevin Smedley explained that the General Plan serves as a vision document for the community rather than a governing code. This document is essential when applying for infrastructure funding, as agencies verify if requested improvements align with the community's established planning goals. Kevin Smedley emphasized that while the document does not require engineer-level drawings, it must clearly articulate the community's desired improvements and objectives. Participants are tasked with reviewing the existing goals and policies, modifying them, or adding new content to ensure the plan reflects current community needs. Kevin Smedley outlined that they will perform preparatory work between meetings, which participants will then review in work sessions. This format allows for public transparency during deliberations. Once the draft is finalized, a public hearing will be conducted before the plan is submitted to the Town Council for formal acceptance. Kevin Smedley noted that they prefer to be placed at the end of the meeting agenda to allow the town to conduct regular business first.

The planning and zoning council are requested to familiarize themselves with the General Plan before the next meeting. To facilitate this, Lori Jensen will provide sample survey questions to distribute to the group, which will help them draft specific inquiries for the Town Council. This process is intended to initiate feedback and identify priority topics for the plan update.

The group discussed infrastructure challenges, specifically regarding sewer capacity near Lydia's Canyon. Participants expressed concern that the current infrastructure is inadequate, which may prevent future building and development in the area. The discussion highlighted the tension between maintaining the current character of the town and managing the limitations of existing utility systems.

The group reflected on the town's evolution over the last 15 years, noting an increase in the number of homes and a subsequent rise in property tax revenue. The discussion touched upon the challenge of balancing the needs of full-time residents with the impact of seasonal visitors and recreational users.

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