Glendale Town

PLANNING AND ZONING BOARD MEETING

Wednesday Sept 9,2026

MINUTES

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

Excused: Tyler Baird **Absent:** Kade Iverson

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

ADMINISTRATIVE ITEMS:

1: CHARLES SCHEMPF – QUESTIONS ABOUT 3000N HWY 89

Charles is calling in from France, and it is 3:00 am there. He also has a translator on another line calling in. The discussion between them was in French. Lori Jensen has given the Planning and Zoning Commission the plans that Charles submitted for this property via email.
Discussion focused on the development potential of the 3000 North Highway 89 parcel, noting that a hillside ordinance restricts what can be built due to the extreme steepness of the middle portion of the lot. Rulon explained that while development is possible on the lower portion near the highway, the upper portion presents significant access challenges and requires an easement from neighboring landowners to be accessible. Therese inquired about the possibility of placing six tents for camping on the upper portion of the land. Rulon clarified that access to the upper area remains a primary obstacle as it is currently under contract with other parties; securing an easement from the future owners is necessary to guarantee access to that section of the property. They mentioned that Jessica Sawyer is the real estate agent possessing information regarding the property currently under contract, and that this information would be available to the applicants once the contract closes.

2: DANA MONNETT QUESTIONS ABOUT PROPERTY LINES AND ROAD WIDTH

The committee discussed the road located behind the Glendale Hotel, with Rulon requesting clarification on the road's status and whether the town would maintain it or plow it during the winter. The discussion highlighted uncertainty regarding the exact boundaries of the 30-foot-wide road, and Rulon emphasized the need for a professional survey to identify the town-owned portions accurately.
Road Ownership and Irrigation Ditches: Further dialogue centered on the town's ownership of the road, which extends through the property down to the city limits. Rulon mentioned that an irrigation ditch on the property had been covered, and they noted that while there is currently no issue with flooding, the city council would ultimately need to decide on adopting maintenance or plowing services for the dirt road.
Sidewalk Infrastructure and Power Pole Encroachment: Rulon addressed concerns regarding the lack of sidewalks on their property and inquired about state-funded sidewalk installation. They also reported a recent incident where a Garkane power pole installation led to a neighbor questioning if the pole encroached on their property, underscoring the necessity of having property lines officially surveyed.

3: GENERAL PLAN – KEVIN SMEDLEY

Kevin addressed Planning and Zoning with more information about revising the General Plan and the commission discussed how many short term rentals we have in Glendale and wanted to present it to the board so they could cap it at a certain number of short term rentals.

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