PLANNING AND ZONING - 4788 W 13400 N CORNISH, UT
SEPTEMBER 16, 2026

Richardson called the Cornish Town Planning and Zoning Regular Meeting to order on September 16, 2026, at 6:13 p.m. at the Cornish Town Hall at 4788 W 14300 N, Cornish, Utah.

Attendance: Landon Hansen, Tim Lunday

Absent: Landon Hansen, Jordan Beckmann

Council: Colton Creech

Citizens: Dough Maughan, London Maughan, Ashlee Alvares, Justin Alvares, Chansey McKendrick, Sasha McKendrick

Minutes:

Richardson entertained a motion to approve the minutes for July 15, 2026.

Creech – Motioned; Lunday – Seconded

Beckmann – Absent; C. Creech – Aye; Hansen – Absent; Lunday - Aye; Richardson – Aye

The minutes were approved unanimously.

Business Items:

Thomas & London Maughan: Doug and London Maughan came to present their plans for a subdivision application. They have a surveyor coming to survey the land next week. The commission pulled up the parcel viewer map and wanted to make sure that the proposed new parcel would fit the town ordinances. They found out that the parcel they would want to build on would be short 2 feet of frontage so they will need to work that out with their surveyor. The commission let them know that the steps after getting the subdivision application approved would be to come back and have the Town Council approve a zoning clearance. They are planning to be on the agenda for the October planning and zoning meeting and then they will attend the council meeting right after that meeting on October 21st.

Justin & Ashlee Alvares: Justin and Ashlee Alvares came in to propose a subdivision application as well. They are not quite ready to build but they are wanting to do a land transfer. Creech let them know that they parcel they are looking at subdividing would require them to deed the road that runs through the parcel to the town and he was under the impression that the county will not issue a building permit on a gravel road so they would either have to build in a different spot or pay to have the road paved up to their house. Creech said they could call the county and confirm that for themselves though.

Chansey & Sasha McKendrick: The McKendricks came with a question of if the town could change their wordage in the ordinance to state that they wouldn't need to deed the road running through their property to the town if they subdivide it. They discussed what a private versus public road is. They discussed how long the town has been maintaining the road in question and the fact that they have town utilities running down that road. Creech shared some other examples of places in town where people thought they had a private road but that was not actually the case. The McKendricks shared concerns that they would no longer have access to their irrigation lines or that the town would come in a widen the road and harm their irrigation lines. They discussed requesting a variance. Creech looked up the requirements for a variance and he did not think that their situation would qualify for a variance.

The McKendricks have a small parcel they wondered if they could just do a boundary line adjustment but Creech noticed that the parcel is outside of town limits so that would not be an option.

Town Code Review – No town code review this meeting.

Richardson entertained a motion to adjourn the meeting.

Creech – Motioned; Lunday – Seconded

Beckmann – Absent; C. Creech – Aye; Hansen – Absent; Lunday - Aye; Richardson – Aye

Ended at 7:10 p.m.