

Kyle Pitcher called to order a regular Planning and Zoning Commission meeting on June 16, 2021 at 6:12 p.m. at the Cornish Town Hall.

Attendance: Nate Heiner, Kyle Pitcher, Clayton Richardson

Council: Colton Creech

Absent: Earl Creech

Citizens: Cassidy Creech, John Forsgren

Minutes: May 19, 2021, May 26, 2021 & June 9, 2021

Pitcher entertained a motion to approve the minutes.

Heiner – motioned; Richardson – seconded

All – Aye.

Business Items:

*Cassidy and Kimberlee Creech Subdivision Application:* Cassidy Creech's application was reviewed and Cassidy said that they are applying for a 5 acre corner piece to be subdivided off of Joe and Marilyn Creech's property. After they get the property in their name, they will be coming in to apply for a water connection and building/zoning clearance. Heiner stated that they might need some easements and Cassidy said he has talked to Rocky Mountain Power and working on getting an easement for them and working and any other easements that are needed. Cassidy state that a water line does run on the property line and they are planning on installing a fire hydrant close to the home.

Heiner says he sees no problem in approving the application.

Pitcher entertained a motion to approved the subdividing part of the application and move it up to the Town Council.

Heiner – motioned; Richardson – seconded

All – Aye

*Land Use Ordinance:* Lewiston's Land Use Ordinance was reviewed in order to get some ideas for possible changes to the town's Land Use Ordinance. The section under Group Homes and Other Facilities was reviewed in detail. Heiner stated it looks like Lewiston's doesn't have a specific item for Youth Group Homes and he likes the Helper ordinance because it limited how many people could be in the facility.

C. Creech said he really likes the structure of the Lewiston's Ordinance and would like to use the structure it has and use the town's information to fill it in and flesh it out. C. Creech asked if there were any questions. Pitcher said the commission needs to decide if they want to use the Lewiston ordinance and make adjustments to it or take the town's current ordinance and insert some of it into the structure of the Lewiston's ordinance. Richardson says it looks like the Lewiston ordinance has about the same amount of detail in each section so the commission might want to add certain details and/or more detail from the town's ordinance where the commission thinks they need it.

When Heiner asked C. Creech to see what zones Lewiston has listed in their ordinance and compare them to Cornish's zone, it was discovered that Lewiston City has two residential zones (one low and one high density) instead of one like Cornish does. Pitcher stated that Cornish has a high-density residential zone in the alley. C. Creech stated that the commission needs to add the alley zone information to the Land Use Ordinance because it currently doesn't contain it.

C. Creech said that if the commission would like him to, he could take the Lewiston Ordinance and start working on it to make it possible to start the process of bringing in parts of the town's ordinance into it in order to begin the process of building the town's new Land Use Ordinance. Heiner said that before too many changes are made, the commission should go through the Lewiston Ordinance to see what it contains and if they have more or less information than Cornish's ordinance has.

The two ordinances were then reviewed side by side and similarities and differences were noted. The zones were in a table (chart) in Lewiston's ordinance and Creech thought that was a good idea because Cornish's restrictions and information on what is allowed in certain zones is redundant and spread throughout the document. Heiner asked why the alley zone couldn't be designated as a residential zone. Creech and Pitcher said it was because the lot size in the alley is much smaller than what is allowed in the Agricultural Zone. Heiner said it would be a good idea to look at what Lewiston requires regarding signs because Cornish Town's requirements seem very strict. Creech stated that the town's sign restrictions/requirements are very robust so that might be a section the commission would insert into the new ordinance.

Creech said he will put all that together and put it into a Google Doc and share it with the members. Heiner stated he will read through it and believes that it needs to be reviewed very closely so things that work for Lewiston, but not for Cornish, are not adopted. Heiner agreed that Lewiston's ordinance has very good structure and would like to see the town's new ordinance be similarly structured as well.

Adjourn:

Pitcher entertained a motion to adjourn.

Heiner – motioned; Richardson – seconded

All – Aye.

Ended at 6:57 p.m.