

1 E. Creech called a Cornish Town Planning and Zoning Special Meeting to order on May 18, 2022, at 6:05  
2 p.m. at the Cornish Town Hall.

3 Attendance: Tim Lunday, Clayton Richardson, Earl Creech

4 Absent: John Forsgren

5 Council: Colton Creech

6 Citizens: Charles Olson, Gilbert Olson, Becky Olson

7 Minutes:

8 E. Creech entertained a motion to approve the minutes for May 4, 2022.

9 Rishardson – motioned; Lunday – seconded

10 E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech – Aye, Forsgren - Absent

11 Business Items:

12 *Charles Olson* – Gilbert asked for the subdivision ordinance for Cornish so they can make preliminary  
13 plans. C. Creech sent the link via text message. Charles sent a copy of their plat plans for the committee  
14 to review. They laid out the plans to minimize the amount of road and curb and gutter that would need  
15 to be done. C. Creech explained the three things that would make a lot conforming is lot size, access and  
16 frontage. As far as C. Creech could see his plan fit two of the three the requirements and that the  
17 limiting factor would be frontage. Charles clarified what the definition of frontage is. C. Creech explained  
18 that it is the amount of land that is along the road. Gilbert explained that the cul-de-sac is meant for fire  
19 trucks as well as snowplows to turn around. Richardson asked if the lots along the highway count as  
20 frontage when the access would be on the other road. C. Creech said he did not know. Charles said that  
21 the state would not allow access from the highway. Charles asked if the frontage could be on an  
22 easement or if it needed to be a paved road. C. Creech answered that it had to be a dedicated road. C.  
23 Creech looked through the land use ordinance to find if the highway would go towards the frontage  
24 requirements. Charles commented that he has thought about the curb and gutter installation and what  
25 it would look like for the town and realized that it would not be feasible to do it for the entire town with  
26 the amount of frontage that each homeowner has. C. Creech explained that the town would eventually  
27 need to modernize the roads and curb and gutter and that the current ordinance takes future burden  
28 off the town. Charles said that the town would use tax money from people that have already paid for  
29 curb and gutter. C. Creech also said yes but that on the flip side it would also be the taxes of people that  
30 have been paying taxes there for 50 years that can go towards curb and gutter. He also stated that it is  
31 standard with any community in the valley. Gilbert asked if it would be possible to build a second  
32 residence on the property. C. Creech answered that it would be allowed if the property owner lives in  
33 one of the buildings and the other is defined as an accessory apartment. C. Creech was not able to find  
34 the frontage requirements and will follow up with them about it later when he has found something.

35 Richardson pointed out that people are going to constantly find a way to get around the curb and gutter.  
36 He asked how we handle people who want to just have two houses and how we are going to handle  
37 strange ways people are going to come up with to get around the rules. C. Creech explained that the  
38 cost of road is way more than the cost of curb and gutter, and that the Olson's would probably be trying

to do the same thing even if the curb and gutter were not a requirement. He also questioned the reality of selling the lots the way they are proposed. They reviewed the Olson's plan more and talked about the way the subdivision is set up. They mentioned the difficulty that emergency vehicles would have trying to get back to the rear lot. C. Creech stated that it is not fair for the town to have to pay for a new road in a new subdivision. C. Creech does not think that the council will reverse the current ordinance because it would be a big liability for the town. Richardson pointed out that the past two proposed subdivisions biggest concerns was the curb and gutter not the cost of paving a road. C. Creech reviewed the current definition of frontage. He also suggested talking to Max Pierce to better understand what the ordinance is saying. E. Creech asked if the ordinance is meant to keep people on the main road. C. Creech said that it was a byproduct of it but was mainly to shift the cost of putting in a paved road for people building off the main road from the town to those choosing to build off the main road. The intent was never meant to make it too expensive to make it feasible. Richardson asked if the curb and gutter is necessary especially with the amount of people that live on the highway. E. Creech suggested having different classes of requirements based on lot size. Richardson suggested that we make rules that will serve for future generations of growth as well as now.

*Land Use Ordinance – None*

E. Creech entertained a motion to adjourn the meeting.

Lunday– Motioned; Richardson – Seconded

E. Creech– Aye; Richardson – Aye; Lunday – Aye; C. Creech – Aye; Forsgren – Absent

Ended at 6:53 p.m.