

June 17, 2026

Board Present: Jaycen Walter, Kelby Howard, Kade Iverson

Staff: Carly Burrows

Public Present: Kerry Barney, Russell Riggs, Gary Goble

1. Meeting Called to Order

Jaycen Walter called the meeting to order at 6:05pm and the meeting started with any opening prayer by Jaycen Walter and the pledge.

2. Approval of May 20,2026 minutes

Kelby Howard motioned to approve the minutes and Jaycen Walter 2nd the motion, the vote was unanimous.

3. Public Hearing

3.1 Rudolph Property Split

The Planning & Zoning Commission discussed a concept proposal for the Rudolph property to create a minor lot subdivision, dividing off approximately 3 acres of frontage to rezone and sell as commercial, while retaining a rear residential lot accessed by a new 20-foot private flag driveway. The owner was advised to prepare and submit a minor lot subdivision application, a commercial zone-change application for the frontage, and metes-and-bounds legal descriptions and tax documentation, and then return to the next Planning & Zoning meeting for formal review before Town Council consideration.

3.2 Riggs Property Zone Change

The Planning & Zoning Commission heard a request from Russ Riggs to rezone approximately 74 acres of his property (excluding his residential homesite) to commercial, primarily to preserve adequate commercial depth along Highway 89 in light of UDOT's planned 40-foot right-of-way and to allow flexibility for future commercial or industrial development on back portions of the parcel. After discussion of potential impacts on adjacent residential properties and the benefits of additional commercial/industrial land for town growth, the Commission voted to recommend approval of the commercial rezoning of the 74-acre parcel to the Town Council.

4. New Business

5. Adjournment

Jaycen Walter motioned to adjourn the meeting at 6:27pm and Kade Iverson 2nd the motion, the vote was unanimous.