

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held March 26, 2026.**

Present: Noel Raymond, Gerald Brown, Milton Ollerton, Jake Clark, Blair Hunting, Allyson Pettingill, and Danielle Andrew.

Planning and Zoning Meeting called to order at 7:00 pm.

Discussion of Sewer Connection Permit & City Right of Way Permits-Action: There is discussion of work being done in the city right of way. Matt has asked if the P&Z would be willing to put together permits for working in the right of way. There is discussion of permits for working around the roads and boring under the roads and what should be required. There is discussion of if the P&Z has the responsibility of creating the permits. There is discussion of having sewer connection permits, also. There is discussion of what other city's are charging for sewer connection fees and impact fees. It is discussed that the P&Z doesn't have the responsibility or authority to put the permits together. There is discussion of contacting Mitch in Rigby to look at their permits.

Comprehensive Plan-Continued Review of Rough Draft-Action: The commission starts from where they left off in January on page 53. There is discussion of school facilities. There is discussion of the Natural Resources Elements, policy 1. There is discussion of Conservation Easements being outside of jurisdiction and whether to leave in or take out. Discussion of leaving in as it may help with grants for trails and walk paths. Discussion of taking out issues that don't have anything to contribute to the city or plan. Discussion of city park. Discussion of Ag element and Ag in city. Discussion of roads and having to follow the grid pattern. Discussion of irrigation and canals and surface water rights. Discussion of historic areas and preservation. There is discussion of hazardous areas and flooding, fires, and seismic activity. There is discussion of hazardous materials transportation. Discussion of airports in the area. Discussion of future zoning. Discussion of possibly extending the Village District along the highway roads; Menan Lorenzo Hwy, 3500 E., & 3600 E. Discussion of main roads and their designations. There is discussion of current zones in code and the fact that only two zones are in use. Discussion of simplifying the zones and consolidating. Discussion of mixed-use zones. Gary states he will have the revisions completed by next meeting. There is discussion on the next steps. There is discussion of having another survey with different questions for the residents that would help to start the process of code changes. Gary asks the commission to look at the last questions and what they would like to ask and change. There is discussion of the ADU issue and how the question was worded on the last survey.

Public Discussion: Jake Clark asks if Matt is still working on the sewer as there is a large stink coming from the lagoons. There is discussion of this.

Discussion of Proposed Items for Future Agendas: Next months agenda should have reviewing the Comprehensive Plan corrections from Gary and discuss questions for another survey. There is discussion of waiting for the request for a Public Hearing to address the ADU ordinances in the code.

Discussion of Assignments for Commission Members: There is no discussion.

Minutes: There are two sets of minutes to discuss or approve.

Gerald Brown made a motion to accept the minutes for January 22, 2026 and February 26, 2026. Milton Ollerton seconded the motion. Motion carried.

Calendar: Next month's meeting will be on April 23, 2026.

Jake Clark made a motion to adjourn the meeting. Blair Hunting seconded the motion. Motion carried.

Planning and Zoning meeting ends at 8:32 p.m.

Allyson Pettingill
Clerk/Treasurer