

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan held May 28, 2026.**

Present: Noel Raymond, Gerald Brown, Brian Storms, Milton Ollerton, Blair Hunting, Gary Armstrong, Allyson Pettingill, Jorelle and Andrew McClellan, and Danielle Andrew.

Planning and Zoning Meeting called to order at 7:01 pm.

Discussion the Recommendation to the Menan City Council Regarding the Adoption of an Ordinance Amending the Menan City Code to Provide for Accessory Dwelling Units Prior to the Public Hearing: Gary states that the McClellan's reached out to him and Mayor Bronson to ask for a change to the City Code to allow for ADU's in residential zones. He then discusses where to make the changes in the code to accommodate the request. There is discussion of the state legislature and the Senate Bill that passed. Gary states that he worked to make the proposal align with the new law for the future to include all cities, as Menan currently is exempt due to population. Gary goes through the proposal. There is discussion of possible need for ADU's in the future. This would apply to anyone in town that has ½ acre lots or larger. There is discussion of how the Public Hearing will proceed.

The applicant, Jorelle McClellan, gives a statement saying that they are looking to get their property rights back that they feel they lost when they annexed the back portion of the property. She also states that all the surrounding areas allow for ADU's.

Enter Public Hearing at 7:15 pm.

Noel asks if the Hearing was properly noticed, it was. He asks if any on the commission have a conflict of interest, no is the answer. He then asks if any on the commission have participated in exparte communications, no is the answer.

Noel asks if there are any in attendance who would like to speak against the proposed change. No one speaks.

Noel asks if there are any in attendance who would like to speak that are neutral to the proposed change, no one speaks.

Noel asks if anyone would like to speak that is in favor of the proposed change.

Jorelle McClellan: She states that she is in favor of the proposal. She states that in the engineering report they had done on the project, it shows that the sewer system can maintain the added flow. She further states that the main lines can handle the added flows, and that the sewer system is needing upgrading anyway. She also states that this proposal is smart growth.

Exit Public Hearing at 7:20 pm.

Discussion and Decision from the Public Hearing on the Recommendation to the Menan City Council Regarding the Adoption of an Ordinance Amending the Menan City Code to Provide for Accessory Dwelling Units-Action: Noel states that if the Commission has any questions, they will direct them at the applicant, if no questions are asked, please refrain from interrupting the Commissions deliberation. There is discussion of the no restriction on having an owner/occupied requirement, as this allows both dwellings to be rentals. There is discussion that this can be hard to enforce. There is discussion of enforcing allowing for only family members to

live/rent the ADU, again hard to enforce. There is discussion of the frustration of the state usurping local city and county authority by passing laws against what the entities would want. There is discussion of affordable housing. There is discussion of the public survey results in the Comp Plan update. There is discussion of the results regarding ADU's and density. There is discussion of the issue of having 2 dwellings on a half-acre makes smaller lots. There is discussion of the proposal stating the lot can't be split into 2. Discussion of the proposal not requiring owner/occupancy in one of the dwellings. Gerald states that the need is there, the down side is if the second dwelling is empty, it will be rented out. There is discussion of the expense and not panicking that everyone will have one because of the costs. There is discussion of looking at the future of the town. There is discussion of who would build and who needs it. Discussion of Air BnB's. There is discussion of some feeling that ADU's are beneficial. Noel reads Jake's statement that he would be against the proposal. There is discussion of concerns with all the effects on the city's infrastructure. There is discussion of sewer connection fees for both dwellings and the need for both dwellings to pay full connection fees. Discussion of how many pipes leave the lot determine the number of connections. Discussion of having to restructure the sewer ordinance to adapt to ADU's. Matt would need to research how to structure the change. Noel asks where the commission feels the recommendation is going. There is discussion of if the recommendation is for, then are there any changes the commission would like to see to the proposal, or is it a recommendation of denial. There is discussion on where everyone is on the recommendation. Jorelle makes mention that the growth will come in the next 20 years, and this is smart growth. There is a straw poll of three in favor and two against. The commission goes through the proposal and decide to make a few changes.

Gerald Brown made a motion to recommend an approval of the proposed ordinance with the amendments discussed and made to the City Council. Blair Hunting seconded the motion. Roll Call vote: Gerald Brown-aye; Blair Hunting-aye; Milton Ollerton-aye; Noel Raymond-nay; Brian Storms-nay. Motion passed.

Discussion of Water for Subdivisions-Irrigation Requirements in the Code-Action: There is discussion of Senate Bill 1222 regarding water and water rights in subdivisions, especially dealing with irrigation and watering yards. There is discussion of the issue not applicable to the Buttes subdivision, this would affect future subdivisions. The commission looks at the bill. There is discussion of community water systems in subdivisions. There is discussion of the future of a city water system. There is discussion of community water systems still needing to be monitored and tested. There is discussion that future subdivisions need irrigation watering. There is discussion that the city will need a standard to make sure when future subdivisions and water systems are installed there is a standard to meet. There is discussion of needing new code in the ordinances that addresses irrigation and water systems. There is discussion of future developers needing to work with whatever canal company is appropriate to work out the irrigation issue for the water they are legally entitled to. There is discussion of the P&Z needing to draft something to send to the Council. Gary states that he has been working on the same thing for Madison County and he can modify what he has for Menan. There is discussion of there needing to be two separate standards, one for a community well and another for irrigation. It is decided to add to the agenda next month to keep working on.

Comprehensive Plan-Review of Survey Results & Discuss Timing and Need for Special Session -Action: There is nothing new to discuss.

Public Discussion: There is no Public Discussion.

Discussion of Proposed Items for Future Agendas: Next months agenda should have discussion of the water issue and work on what's next in the Comprehensive Plan Update.

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

Minutes: There is discussion of the minutes.

Brian Storms made a motion to accept the minutes for March 26, 2026. Gerald Brown seconded the motion. Motion carried.

Calendar: Next month's meeting will be on June 25, 2026.

Gerald Brown states that he is resigning from the P&Z Commission as there are several capable new members and he needs to be done. There is discussion of this. The Commission thanks him for all he has done for the City.

Brian Storms made a motion to adjourn the meeting. Blair Hunting seconded the motion. Motion carried.

Planning and Zoning meeting ends at 8:56 p.m.

Allyson Pettingill
Clerk/Treasurer