

Sheridan Zoning Commission Meeting
April 7, 2025
210 East Crofoot

Meeting called to order at 6:38 by Charles Rossiter.

In attendance:

Community Members:

Richard Wang
Robert Lemue
Ruth Hardgrove
Richard Kinoshita
Denise Holschbuck
Dylan Pipinich, WGM Consulting Group
Mati Bishop, Madisonian reporter

Commission Members:

Jan Bowey
Charles
Rossiter
Mike Walter
Anne Wentz
Tom Roberts
Patricia Wang

Comments from community members: None

Minutes of the last meeting were passed out and Jan Bowey read them aloud.

The minutes were passed as written except for the address change.

Patricia asked about when the survey was proposed and what was the public notice. Discussion occurred regarding how the survey was distributed and the content of the survey.

Jan responded that the survey was emailed to people who responded to a note on the web site, it was sent to the administrators of the hospital and the school, the library, posted on bulletin board, and left at the senior center. It was also available at the town hall. It was noted that the one posted on the bulletin board at Walter's was behind another flyer.

Old Business:

Patricia intervened to ask Dylan some questions. There was a robust discussion regarding the validity of the survey and the outcome. Richard Kinoshita mentioned that he and two others would not have been here had it not been posted on Facebook.

There is an interim zoning regulation that regulates building -- no development without town council approval but there is no ability to enforce.

Jan commented that only one person on the council is an elected member and that will remain until the election in November.

Robert Lemu visited the meeting to ask if he could build a fence on his land. He was sent to us by the Mayor. He is concerned that he will put the money into the fence and then have it asked to be torn down.

Jan made a motion that we take care of this issue now. I Tom asked about health and safety issues regarding the fence. Mike moved that we recommend the town council approve the fence based on ordinance section 76-2-306. It was voted on and approved.

Dylan presented his outline of the proposed zoning ordinance and several details were discussed regarding those. Among them:

He suggested creating multi-use of districts that could allow types of uses currently not present.. Jan mentioned that the growth policy will need to be updated in the next few years and zoning may be changed at that point.

Discussion regarding the difference between light and heavy industries and Dylan reiterated that we define what those are.

Discussion entailed regarding zoning trailer courts and Dylan said that the only thing we can do is regulate health and safety of trailer construction.

Jan asked what the difference between an RV and a trailer park and Dylan said that we decide that.

Tom brought up the legislation regarding ADUs that states that towns over 5000 have to allow ADUs. Dylan noted that we can consider putting in ordinances regarding ADUs.

Dylan noted that it seems our biggest issues have to do with utilities, mainly water. He suggested that we conditionally allow more than one principal use after there is adequate infrastructure.

Jan mentioned that the program at the library regarding light pollution at night. She said that many people attended, far more than any other library program. Dylan suggested that we add something regarding lighting zoning.

Moving onto off street parking, Dylan suggested that we not require off street parking when there is no room to have off street parking. One thing that helps with developing small towns is a robust business center and not adding too much parking so that there is more room for businesses and less sprawl. Dylan said that it is rare for a new business to not put in enough parking for their business. Parking problems occur more in well-developed business areas. However, in residential areas Dylan suggests that there is required parking for new homes.

Dylan strongly suggested that the community know the zoning laws before they build them. He suggested that we have a permitting system.

Tom asked what we should be doing before the May meeting. Dylan said that we should be reviewing the decision points and give him thoughts.

Charlie asked us to review our zone for the next meeting-- he wanted us to walk the zone and note what was in compliance and what was not in compliance. Then Dylan suggested that we not regulate where there is no problem, but regulate real problems.

Jan: City council report. She said that there were several requests to build for review.

She said that she has heard a lot of questions about new development going up near the firehouse. Also, there seems to be a question about what our limits are. Currently, the interim zoning is within a one mile circle, but our regulations will only cover the town limits

Tom motioned to adjourn and Mike seconded it.
Charlie adjourned the meeting at 8:49 pm

Submitted by Patricia Wang.