

Action Items:

3. Approval of Zach Spenst renovation of the former Darlene Lish home-

Initial footprint of existing home will stay the same, other than a possible addition of a sunroom on the east side. It would be more of an enclosed deck structure instead of a structure needing a foundation. Adjacent neighbor, Eric Page would need to give permission for variance on this, making property line 7 feet from east property line. Would also like to submit plans for a shop in the future west of home. Permission given to start building structure inside existing structure. Suggested that he look on line for coordinates in building a future shop. Given a Building Permit for Steve Bench approval.

MOTION: Commissioner Frazier moved to approve going forward with remodel of existing home, with exception of future paperwork allowing sunroom. He would need a notarized letter from neighbor, Eric Page, giving his variance consent.

Commissioner Fryer seconded the motion. Motion passes unanimously.

Aye Votes:	Chairman Whiteford	Commissioner Fryer
	Commissioner Zobrist	Commissioner Frazier
	Commissioner Page	

4. Discussion on property behind park/cemetery - Karla Jensen, Realtor

Karla Jensen showed up for the meeting at 7:40 PM. It took her longer to get here from Salt Lake City than she had realized with traffic issues. She came to the meeting to represent Jill Allen and Lance Jeppesen from California, owners of approximately 80 acres east of the canal from the cemetery to the town park. She was open to any suggestions/options available. P & Z presented the following:

- property is currently zoned as AG40 - Single family dwelling per 40 acres. The lack of water, electricity, gas, and fire hydrants make building costly a single family dwelling. The town has no future to plans to change the zoning in this area.
- there are no public right of way to access property; only current access road is owned by the canal company
- area is in a Utah State Water Source Protection Zone
- Deweyville Town water system is gravity fed which means it may be very difficult to get city water pressure to this elevation
- fire hydrants would not be available

It was the consent that this property was not a valuable or useable building property, but as zoning permitted, it ideal for grazing purposes. Suggest that the current owners get online and view the

current zoning ordinances. Ms. Jensen will report back to the owners the consensus of the Planning & Zoning Commission.

Note: It was suggested by Commissioner Zobrist that the owners might pursue other uses of the AG40 zone.

MOTION: Commissioner moved to discuss said property. Commissioner seconded the motion. Motion passes unanimously.

Aye Votes: Chairman Whiteford Commissioner Fryer
Commissioner Zobrist Commissioner Frazier
Commissioner Page

5. Discussion on property N of cemetery - Tony & Stephanie Mangum

No show at meeting. Discussion continued by council that the home does exist inside proper setbacks. Water easement approval by notarized letter from the canal company would be needed for approval. Many questions still exist in giving approval for a home there. Chairman Whiteford would like to have Nate Spackman involved in any future meetings involving this easement. UDOT has approved road entry from highway.

MOTION: Commissioner moved to approve discussion on said property. Commissioner seconded the motion. Motion passes unanimously.

Aye Votes: Chairman Whiteford Commissioner Fryer
Commissioner Zobrist Commissioner Frazier
Commissioner Page

6. Approval of Brad Burbank equipment shed –

Proposed metal structure will be approximately a 50' x 50' equipment shed built on an existing cement base with new cement footers for stability. Structure will have a tin roof and need no utilities. A completed building permit will be needed to complete file.

MOTION: Commissioner Frazier made a motion to approve equipment shed. Commissioner Zobrist seconded the motion. All approved.

Aye Votes: Chairman Whiteford Commissioner Fryer
Commissioner Zobrist Commissioner Frazier
Commissioner Page

Discussion Items:

7. Discussion of Appeal Decision - directed by Chairman Whiteford

Concerning Tyler Scott appeal & Duncan Murray recommendations - From a P & Z standpoint it is not our decision to take this matter to court. Commissioner Page offered that the P&Z committee provided the best decision they could according to the information from the planning and zoning ordinances. Fire protection and power may be a costly challenge to actually build a home on this property.

8. Planning and Zoning revamping? – Chairman Whiteford

Chairman Whiteford has met with Town Council has been given permission to revise and/or rewrite the current planning and zoning code manual. Chairman Whiteford would like to check with Brad Carver for recommendations before proceeding. There may be some costs involved and may be able to use BRAG budget to help with cost incurred. More information will be forthcoming

Public Comments:

MOTION: Commissioner Frazier moved to adjourn the meeting. Commissioner Zobrist seconded the motion. Motion passes unanimously.

Aye Votes: Chairman Whiteford
Commissioner Zobrist
Commissioner Page

Commissioner Fryer
Commissioner Frazier

Adjourn: Meeting was adjourned at 8:16 pm.