## **Planning and Zoning Commission Meeting** Thursday, February 4, 2016 **Minutes** 7:00 p.m. Deweyville Town Hall

Attendance: Chairman Jeff Spenst

Commissioner Eric Page Commissioner Dale Meservy Commissioner Les Fryer Commissioner Lesley Kendrick Clerk Kathy Gudmundson

Absent: Visitors:

Meeting opened at 7:01 p.m.

- 1. Welcome: Jeff Spenst, Chairman opened the meeting and led the pledge of allegiance.
- 2. Approval of Planning Commission Meeting Minutes: November 5, 2015

MOTION; Commissioner Meservy moved to approve the November 5, 2015 minutes. Commissioner Fryer seconded the motion. Motion passes unanimously.

Ave Votes: Chairman Jeff Spenst

**Commissioner Merservy** Commissioner Page

Commissioner Fryer

Commissioner Kendrick

3. Porter Hueser--He wants to subdivide in order to sell one of the lots. The frontage on the property is good. It will be a flag lot so if they decide to build on lot 1 they will incur some large costs. UDOT needs to approve the shared access road. So the Commission will approve this plan pending that UDOT approval.

MOTION; Commissioner Fryer moved to approve the Porter Hueser subdivision. Commissioner Kendrick seconded the motion. Motion passes unanimously.

4. Ave Votes: Chairman Jeff Spenst Commissioner Merservy

Commissioner Fryer

Commissioner Page

Commissioner Kendrick

5. McMurdie Subdivision--Kent McMurdie wants to build maybe one or two homes a year on his property. There was a discussion of roads and infrastructure and the costs associated. He will need UDOT approval and a final plat map. He will also need to check with the county to be sure that he can break up more than one or two lots per year.

MOTION; Chairman Page moved to approve pending UDOT and County approval of access points and lot separation issues. Commissioner Fryer seconded the motion. Motion passes unanimously.

Ave Votes: Chairman Jeff Spenst

Commissioner Merservy Commissioner Fryer **Commissioner Page** 

Commissioner Kendrick

MOTION; Chairman Spenst moved to amend the agenda and add Larry Frasier. Commissioner Page seconded the motion. Motion passes unanimously.

Commissioner Merservy Ave Votes: Chairman Jeff Spenst

**Commissioner Page** Commissioner Fryer

Commissioner Kendrick

6. Larry Frasier--He is building a loafing shed. There is an easement corridor for utilities so he needs Blue Stakes to come out before digging.

MOTION; Commissioner Fryer moved to approve the loafing shed pending Blue Stakes and set backs with a drawing plan. Commissioner Kendrick seconded the motion. Motion passes unanimously.

Aye Votes: Chairman Jeff Spenst Commissioner Merservy Commissioner Fryer Commissioner Page

Commissioner Kendrick

- 7. Review of ordinances—Commissioner Fryer has reviewed Chapter 7. Commissioner Page will continue editing Chapter 7 and Commissioner Kendrick will review Chapter 2 (definitions). Chairman Spenst will review Chapter 8. Commissioner Fryer will review Chapter 3 with cross references to Chapter 7. The Board will meet on Tuesday, February 16, 2016 as a work meeting to review the progress.
- **8.** Public Comments:
- **9.** Adjourn: Adjourned 8:40 pm.

MOTION; Chairman Spenst moved to adjourn. Commissioner Fryer seconded the motion. Motion passes unanimously.

Aye Votes: Chairman Jeff Spenst Commissioner Merservy Commissioner Fryer **Commissioner Page** 

Commissioner Kendrick