

Planning and Zoning Commission Meeting  
Thursday, February 2, 2014  
7:00 p.m.  
Deweyville Town Hall

Attendance: Dale Meservy Les Fryer  
Jeff Spenst Eric Page

Absent:

Visitors: Councilman Joe Kliger, Brent Craven, Lisa and Brad Burbank,  
Mayor Thayne

1. Welcome: Jeff Spenst, Chairman. Chairman Spenst opened the meeting at 7:00 p.m. Chairman Spenst led the meeting in the pledge of allegiance.
2. Approval of January 2, 2014 meeting minutes

Commissioner Page moved to approve the January 2, 2014 minutes.  
Commissioner Fryer seconded the motion.

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

3. Burbank proposal-There was a discussion of the power point prepared by Council member Kliger. It was explained that the Burbanks can sell one lot with no changes but more lots than that will require them to meet subdivision ordinances. As long as the Burbanks follow the ordinances, they don't need Planning & Zoning permission. They only need to come back if they need a variance. The bridge is their private bridge and the town has no liability for it. If they want to sell more lots it will require the 60 foot access and improved bridge. The lots are in A-40 but some of the lots marked out are non-conforming. There was a discussion of where the road is public or private. The town has to abide by what is legal now. Mayor Thayne said the state pays the town for just past the railroad tracks but not this road. Brad Burbank questioned whether the lots can be grandfathered in so as to not have to follow the ordinances now in effect for subdivisions. Chairman Spenst explained that things cannot be grandfathered in. The ordinances that are in effect currently are what are to be followed. The lots can be sold as undeveloped lots and then let the new owners worry about the infrastructure.

Mr. Burbank stated that he understands what the town is stating. The Mayor will find out who owns the road and where the lines end.

4. Les Fryer--discussion of nuisance/animal section in our ordinance. Commissioner Fryer passed out articles on code enforcement. In Layton, code ordinance violation officers are allowed to enter a property and cite the owners. Chapter 7 page 8 in our zoning book discusses the code as it pertains to animals. All animals need to be contained or a victim can file a claim and be fined by the city. The Mayor explained that Planning & Zoning Commission is only for land use. The town has a nuisance ordinance that covers animal control issues and cleaning up lots. There doesn't seem to be any enforcement in the zoning book. Other towns have someone on the Planning and Zoning Commission and either appoints someone or one of them will be the enforcement officer. The Commission needs to look at people living in trailers.

5. Public Comments:

Adjourn: Commissioner Page moved to adjourn. Commissioner Fryer seconded the motion.

Aye Votes: Chairman Jeff Spent  
Commissioner Fryer

Commissioner Merservy  
Commissioner Page

Meeting adjourned at 8:15 pm.