

# Planning and Zoning Commission Meeting

Thursday, April 6, 2017

## Minutes

7:00 p.m. Deweyville Town Hall

Attendance: Commissioner Eric Page                      Commissioner Dale Meservy  
                    Commissioner Les Fryer                      Recorder/Clerk Kathy Gudmundson

Absent: Chairman Jeff Spent, Commissioner Lesley Kendrick

Visitors:

Meeting opened at 7:00 p.m.

Welcome: Dale Meservy: Chairman Pro Tem

1. Approval of Planning Commission Meeting Minutes: February 2, 2017 minutes

**MOTION: Commissioner Page moved to approve the February 2, 2017 minutes. Commissioner Fryer seconded the motion. Motion passes unanimously.**

**Aye Votes:                      Commissioner Meservy                      Commissioner Page  
    Commissioner Les Fryer**

2. Porter Heuser subdivision--He is changing his lot lines. He presented plot maps. There is a new mylar signed by the Bear River Health Dept and Hansen engineering.

**MOTION: Commissioner Page moved to approve Porter Heuser subdivision amendment #1 changing one of the lots to 2.49 acres. Commissioner Fryer seconded the motion. Motion passes unanimously.**

**Aye Votes:                      Commissioner Meservy                      Commissioner Page  
    Commissioner Les Fryer**

3. Jennefer and Bobby Gardner appeal—Their lot and the others do not currently meet zoning. They do not feel they should not be penalized when others are not in compliance. They are looking for a living space above their garage. The Planning and Zoning commission suggested they need to get a notarized letter from Kenny stating he is ok with the encroachment on the space

between properties. There was a discussion of the Gardner's going to the town lawyer or the mediator. Commissioner Page will do some research and follow up to see about going to our lawyer or the appeal authority.

4. Jessica Hulse, Greystone Realty--questions about building in AG-40. They purchased property from Max Wade and want to build but they are in the watershed area. Also, we couldn't provide them with water. There would be no way to issue a building permit.
5. Farrell Oldroyd building permit--He wants to build a barn and then live in it while he builds his house. He presented his building plans to the Commission. He has had a perc test done by Bear River Health Department and he has been to UDOT. He has an easement because UDOT required it.

**MOTION: Commissioner Page moved to approve Farrell Oldroyd building permit. Chairman Meservy seconded the motion. Motion passes unanimously.**

**Aye Votes: Commissioner Meservy Commissioner Page  
Commissioner Les Fryer**

6. Fire Station building permit--The building plans were presented and discussed.

**MOTION: Commissioner Fryer moved to approve Deweyville Fire Station building permit. Commissioner Page seconded the motion. Motion passes unanimously.**

**Aye Votes: Commissioner Meservy Commissioner Page  
Commissioner Les Fryer**

7. Planning and Zoning Book revisions--Commissioner Page will keep working on it.
8. Public Comments:
9. Adjourn: Adjourned at 8:09 pm.

**MOTION: Commissioner Fryer moved to adjourn. Commissioner Page seconded the motion. Motion passes unanimously.**

**Aye Votes:**

**Commissioner Meservy  
Commissioner Les Fryer**

**Commissioner Page**