

**Planning and Zoning Commission Meeting**  
**Tuesday, August 1, 2017**  
**Minutes**  
**6:00 p.m. Deweyville Town Hall**

Attendance: Chairman Jeff Spenst                      Commissioner Eric Page  
                  Commissioner Les Fryer                Commissioner Lesley Kendrick  
                  Commissioner Dale Meservy Recorder/Clerk Kathy Gudmundson

Absent:

Visitors:

Meeting opened at 7:00 p.m

Welcome: Chairman Jeff Spenst led us in the pledge of allegiance.  
Commissioner Page gave a prayer.

Chairman Spenst has talked to Mr. Farrell Oldroyd on the phone after the attorney meeting and discussed the situation. Mr. Oldroyd stated that he would be the only employee. Mr. Oldroyd said he had spoken to Cade Spackman and Kim Richins and they were both ok with what he was doing. Chairman Spenst asked him if he would come to our meeting and clarify his intentions.

Chairman Spenst said the reason we are meeting is to define what a small home based business is. Section 3.12 of our zoning book says that if this section doesn't cover it then it should be Appendix A. It should be no more than 1500 sq ft of the home or an outbuilding is the limit for a home based business. Shall not exceed 50% of lot size. 7.3.6 (pg 14) We will ask Mr. Oldroyd to explain what his intentions are and explain to him what a home based business requires. His building is 4000 sq ft. It will be 40 x100. Any issues beyond that will have to be addressed at the time it happens. We can give him a copy of Section 3. It is online also. He can have a few employees. We may need to address the noise and smells.

The Litchford property is on the agenda for Thursday. Mike Litchford Sr needs to keep his lot at 5 acres but he wants to deed ½ of his property to his son. He has a flag lot His son wants to build their house at the back of the original lot. His son's lot is an existing building lot. Every property must be surveyed now.

UDOT does not require culverts if you can show there is drainage away from property. UDOT is now requiring all entrances from the freeway to be paved to the property line. Mike Litchford Sr. cannot deed him any property if he only has 5 acres. Property that is 280' from highway is zoned RR5. So 5 acres is the minimum. He probably won't be able to get UDOT to approve an access road. They only allow 500' between access roads.

There was a discussion of Lisa Hinck's solar panels to make sure they meet setbacks.

Adjourn: Adjourned at 7:26 pm.

**MOTION: Commissioner Kendrick moved to adjourn the August 1, 2017 meeting. Commissioner Page seconded the motion. Motion passes unanimously.**

**Aye Votes:**

**Chairman Spent  
Commissioner Kendrick  
Commissioner Fryer**

**Commissioner Page  
Commissioner Merservy**