

**Public Meeting of Deweyville Town
Planning & Zoning Commission
Thursday, August 6, 2026
7:00 p.m.
Deweyville Town Hall**

Members of the commission may participate electronically. Meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

Attendance: Garnett Kam, her son, Dale Marble, Curt Whiteford

Minutes

Welcome: Chairman Wayne Hansen

Prayer & Pledge: Commissioner David Snow

1. *Approval of the Agenda for August 6, 2026. Motion to approve the agenda made by Hazen and seconded by Mary. Motion carried.*

Action Items:

1. *Approval of the Minutes from June 2, 2026 Quorum not here to vote so this is tabled until next month*

Discussion Items:

2. *Review and Discuss Sections 5.14.1 and 6.14.1 of the Land Use Code
Concerning animals 80 animal points are allowed per acre. So, .8 of an acre can have a total of 64 points about and the points per animal is listed in the section. There haven't been any reported problems with this at this point. Commission feels they way that it is written fine at this time.
David wonders if we should change the point number to space available for animals instead of the acreage of the entire lot. Mary agrees that that way would make more sense. Wayne suggests that we add in the revision on 5.14 H that the amount of acreage that counts towards animal points is the acreage less square footage of building structures and pavement on the property.
On Roosters Curt suggests changing it from 1 per 16 hens to 15 points per animal with a max of 3 per lot, Hazen agrees. They would suggest this for both RR5 and RR35. Change it from saying Chickens/Roosters to just Roosters. Wayne suggests that we separating pigeons from Hens/Chickens. Leave pigeons at 1 point per animal and Hen/Chickens 2 points per animal. Commission agrees to present that to the council.
Guinea fowl 15 points per animal with a max of 3 per lot.
Change Peacocks to 15 points each max 1 per lot.*

Ch. 6 talks more about the purpose of each zone and what should be allowed in those areas. Once the primary purpose of the zone is established then it can be determined whether there are issues with how land is being used. If there is a nuisance and the primary purpose of the property isn't meeting the code then it is easier to get rid of the nuisance. Stephanie will reach out to John Janson to see if he knows of another way we word 6.1 to specify if a hobby has become a nuisance how to can word that strongly enough so that the nuisance can be stopped.

6.14.1 H make the same change as above to state that points are according to non living space so acreage less square footage of buildings, structures, and pavement.

Change Roosters and Guinea Fowl the same as above. Hens/Chickens separate from Pigeons and make the same change as above.

Change Peacocks to 15 points each max 1 per lot.

Motion to take the revision recommendations to the town council made by Larry and seconded by David. Motion carried.

Public Comments (This is an opportunity for the public to address the commission. Please limit your comments to three minutes. Please speak in a courteous and professional manner.)

Garnett and her son are looking for direction on what they need to do to build another home on the Kam's property. Wayne explained that they will need ½ acre per dwelling for the septic systems if subdivided or an ADU requires that the second dwelling be smaller then the first. They asked if they build a new home to replace the current one how long would they have until they would be required to demolish the existing dwelling. Wayne believes that it would be upon the completion of the new dwelling. Wayne states they need a site plan made up with where they would want to put the second unit and they could determine if they could make the second unit the primary dwelling at that time. The committee let them know that they can look in the Land Use Code for Deweyville chapter 5 for the set back. They were directed to contact a civil engineer to have a site plan made up and the County for a plat. They discussed that square footage is based on living space. They could also move the current home to the back and build a new primary home using the old one as the ADU. Wayne also let them know they will need to check with the Health Department to see if the septic system can take both dwellings. In the Land Use code ADU is chapter 9 and the ADU max size is 1200 square feet.

Adjourn: