

Wales Town
PLANNING AND ZONING COMMITTEE MEETING
July 21st, 2026
HELD IN THE WALES TOWN HALL

Meeting commenced at
7:01pm

ROLL CALL: As the Committee chair Ron Lamb was unable to attend, he has asked Lee Fox to chair the meeting. Committee members present: Reid Hall, Dee Bowers, Austin Shepherd, and Lee Fox. Citizens: Joleen and Fuzzy Perry

MINUTES: Committee secretary read the minutes for the Planning and Zoning Committee Meeting held on 16 June 2026. Dee Bowers made the motion to approve the minutes as read. His motion was seconded by Austin Shepherd and then passed with a unanimous vote in favor by those present.

PETITIONS AND COMMUNICATIONS:

1. Natalie Howard - building permit review for approval of 8' sound barrier fence in front setback at 85 West 200 North. Don (Fuzzy) Perry represented Natalie Howard, who due to health reasons, could not attend. Presented documents for a 7-foot fence as a sound barrier 2" by 8" wide on concrete to stop noise vibrations from coming into her house. There is also to be an 8' foot fence to the east property line. After discussion the committee denied the permit so that a variance could be appealed to Town Council.

Committee Member Shepherd moved to deny the Permit. Committee Member Bowers seconded the motion.

VOTE: In favor: Ron Garff and Committee Members Hall, Bowers and Shepherd.

Opposed: None.

2. Letter was drafted for finding of facts and planning and zoning letter of recommendation.

The committee recommends that the Town Council waive the height and location requirement set forth in Section 12-7-1.6 by way of a variance as outlined in Section 12-5-4 A, B, C of the Wales Town Planning and Zoning Ordinance, with an additional requirement that the fence be removed when the applicant no longer resides at the residence,

Committee Member Shepherd moved to draft the letter of finding of facts and recommendation. Committee Member Garff seconded the motion.

VOTE: In favor: Ron Garff and Committee Members Hall, Bowers and Shepherd.

BUSINESS: Secretary Fox gave instruction regarding the procedures for denial of permits that will be contrary to the Master Plan and how a variance can be approved by the Town Council.

ADJOURN: Secretary Fox Adjourned the meeting.

Meeting adjourned at
8:01pm

MINUTES APPROVED:



Planning & Zoning Chairman Ron Lamb

8/18/2026
Date

ATTEST:



Deputy Clerk Doug McMullin

8/18/2026
Date