



Planning & Zoning Meeting

Minutes

Monday, June 21, 2021 at 6:00 pm

Attendees: Ryan Allred, Lynn Hamilton, Roland Hamilton,
Deborah Herron, Danita Hinton, Cody Ivie

AGENDA

1. Roll Call, Prayer, Pledge

Minutes:

Planning and Zoning Commissioners present were Lynn Hamilton, Cody Ivie, Deborah Herron and Ryan Allred. Commissioner Danita Hinton was excused. Chairperson Deborah Herron conducted the meeting. Commissioner Cody Ivie took minutes. Public Attendees: Stephen Potter, Alan Poulson, Weston Poulson, Jeannie Mecham, Alicia Tegan, Chad Tegan. Commissioner Herron offered the prayer.

2. Minutes

Minutes:

MOTION by Commissioner Hamilton, seconded by Commissioner Allred to approve the minutes from May24, 2021.

- Commissioner Allred- Aye
- Commissioner Hamilton - Aye
- Commissioner Herron - Aye
- Commissioner Ivie - Aye

Motion carried by unanimous vote.

3. Variance Application - Alan Poulson

Minutes:

Alan Poulson presented his application for a variance to place a 4-plex next to the existing 4-plex across from the jail. The Commission discussed the proposed structure and decided in favor of the variance.

MOTION by Commissioner Ivie, seconded by Commissioner Hamilton to recommend the variance be granted.

- Commissioner Allred- Aye
- Commissioner Hamilton - Aye
- Commissioner Herron - Aye
- Commissioner Ivie - Aye

Motion carried by unanimous vote.

4. Variance Application - Stephen Potter

Minutes:

Stephen Potter presented his application for a variance to place a detached garage next to his home on N Scotch Pine Drive. Because of the geography of his lot the house had to be built closer to the front lot line than the 20-foot set back allowed. He is now requesting a variance for the garage be considered. The Commission discussed the issue and saw no problems with granting a variance.

MOTION by Commissioner Allred, seconded by Commissioner Hamilton to recommend the variance be granted.

- Commissioner Allred- Aye
- Commissioner Hamilton - Aye
- Commissioner Herron - Aye
- Commissioner Ivie - Aye

Motion carried by unanimous vote.

5. Lot Split and Street Vacation - Jeannie Mecham**Minutes:**

Regarding parcel #00-0000-4386, Jeannie Mecham would like the land on the south side of Hwy 40 and west of her parcel vacated. The Council discussed the request. Commissioner Hamilton has concerns that some of that land is owned by the tribe. There was also a question of what Jeannie actually owns. She will bring in her deed to verify her boundary lines.

6. Alley Vacation - Alicia Tegan**Minutes:**

Alicia and Chad requested the alley between their two lots (parcel #00-0000-4352) be vacated. The Commission discussed the issues with this request. The access from Hwy 40 may be a prescriptive use since it was used to access a dairy over 40 years ago and has been used ever since by the residents in that area. The Commission discussed vacating versus fencing off the alley. Commissioner Ivie recommended the Tegans contact the Ombudsman in Salt Lake City.

7. Vacation Rentals - Rules and Regulations**Minutes:**

The Commission briefly discussed vacation rentals. Duchesne City does not currently have any ordinances in place to deal with this kind of business but two incidents have recently occurred that have brought this issue up. Duchesne City will need to decide how to move forward regarding vacation rentals. Commissioner Herron will talk to Mike Hansen to see what he recommends.

8. General Plan**Minutes:**

Commissioner Herron encouraged the Commission to read the General Plan and make any recommendations to Commissioner Hinton before sending it to the City Council for review.

9. 15 Minute Open Session

Minutes:

There was nothing discussed at this time.

10. Adjournment

Minutes:

MOTION by Commissioner Hamilton, seconded by Commissioner Ivie to adjourn the meeting at 7:35 pm.

- Commissioner Allred- Aye
- Commissioner Hamilton - Aye
- Commissioner Herron - Aye
- Commissioner Ivie - Aye

Motion carried by unanimous vote.