

Laketown Planning & Zoning Meeting
Wednesday, August 28, 2019
8:00 pm

Welcome & Attendance: 8:07 pm meeting start time. Duane welcomed those present.

Members Present: Duane Robinson, *Chairperson*; Nellie Brown, Tamie Gomez, Dennis Hodges, Cody Reed, Gary Oglivie and Ruby Hunter, *Recording Secretary*.

Members Absent: None

Public Members: Jordan Parry, Steve Meyer

Pledge of Allegiance: Led by Gary Oglivie

Minutes: Members reviewed the minutes from July 31, 2019.

Duane entertained the motion to accept the minutes.

Nellie motioned to accept the minutes.

Cody seconded the motion.

All in favor.

This Month's Building Permits:

(A) Max Boyer Garage Permit: Jordan Parry is the contractor for Max Boyer's home and requested a permit to build a garage near the southwest corner of Max Boyer's home that is currently being built. The garage will appear as an extension of the home and will not be recognizable from the highway. It is a detached, drive-thru garage with three garage doors on the front and one garage door on the back. Nothing will be built above the garage. Once constructed it will be a 38'x40', stick-framed garage with hardie board siding and asphalt shingles.

Duane entertained the motion to accept.

Dennis motioned to accept the motion.

Tamie seconded the motion.

All in favor.

Permit was signed and issued to Jordan Parry.

(B) Ken Lillywhite Re-Roof Permit: Ken Lillywhite is reroofing his garage and home this Friday. The project will consist of a complete tear off with a new roof. His son, Ted Lillywhite, is the contractor for the project. Gary offered the use of his roof nailer and compressor, Ken graciously accepted his offer.

Duane entertained the motion to accept.

Cody motioned to accept the motion.

Dennis seconded the motion.

All in favor.

Report from Town Council: The Raspberry Days Rodeo sold fewer tickets this year than last. Gary will be picking up road signs that will be put up in the near future. Those signs include a yield sign and a stop sign.

Sunrise Engineering made a report and passed out paperwork regarding the water project. They have set aside money to accommodate the hard rock problem. They are having to blast the hard rock, as the equipment is not sufficient to break it up for removal. (Additional blasting will take place tomorrow at noon for anyone interested in watching.)

Parks and Rec reported several sprinkler heads that are not working and need attention.

There is an issue with 4-wheelers frequenting Mill Canyon and crossing the spring water ditches causing serious potential damage and interfering with the irrigation water. They are causing the water to overflow the banks of the ditches as they repeatedly cross the water. Mayor Burdette Weston went to the Bear Lake Regional Commission to address the issue. There is a publication in Garden City that promotes recreation opportunities in Mill Canyon with parking provided at the rodeo arena. The Bear Lake Regional Commission has agreed to look into removing that information from the publication as they were never authorized to include it. The BLM has also been notified and they have physically visited the problem with Eldon Robinson. They have no plans to do anything at this time, however, if it becomes a greater concern they might consider doing something about it on the condition they have the time and money available then.

Bryon Weston Subdivision: The discussion included the observation that the subdivision appears smaller than it looked on paper and they are making a lot of progress. Duane inquired about the placement of a culvert. The other council members did not recollect a decision or discussion regarding a culvert. It is a valid concern and due to the progression of the project it was determined that Duane should call Chantry Argyle at the conclusion of this meeting to find out the intentions regarding a culvert placement. Chantry Argyle is the excavator on the project. A question was asked regarding compaction and who is responsible for the testing of it. Geo Peart was contacted during the meeting and he indicated he has nothing to do with compaction testing. It is unknown at this time who is responsible for compaction testing and/or if it has been completed on Bryon's subdivision. Duane agreed to ask Chantry about that as well. It was suggestion by Duane that it may be a good idea to double check the subdivisions measurements. He will do that as well.

Ordinances: No discussion in regards to ordinances.

Future Green Space in Laketown: Nellie has researched and found several articles for everyone to read regarding the value of green space. They highlight the benefits, why green space is important, what Park City has implemented, etc. She will email them to all council members for discussion at next month's meeting. The concern lies in the fact that development in Laketown has in the past and continues to come in small increments and if proper planning is not in place we will be out of open space without realizing it until it is too late. Dennis mentioned that acre lots were put into place to accommodate this issue and in most cases they seem too

large. He reasoned that people cannot maintain that much ground. They either spend a fortune in water and grounds care or they have a large, ugly patch of weeds. Duane suggested it is not the size of the lot that matters, rather the intent of the ground's keeper. He pointed out that Evanston has tiny lots with more than enough weeds. Nellie concluded that we need to intentionally think about our space and what we want to do with it. There was mention of the idea of a potential development on 22 acres that was previously owned by Kent Johnson and how the developer could easily build 20-22 homes. The council agreed that an ordinance requiring a mandatory park, or green space, in cases such as that should definitely be made and put into place. This is a high priority issue.

[Voice Recorder unknowingly, without apparent reason shut off at this time.]

It is unknown at this time if the city would be required to buy the possible green space property or exactly what our options would be. It is unlikely Laketown would qualify for a grant due to the general economic status of our community.

- **Action Item:** Research and read Nellie's information and articles. Look into what Providence, Utah has done to alleviate this potential problem with their green space practices.

Subdivision Water Requirements: Duane suggested that the Laketown Irrigation Company is unhappy about giving their water shares to Laketown City. We need a plan that states that the kind of water that services the land in question is the water entity who should provide the water shares. If it is irrigation water being moved then it should come from the Laketown Irrigation Company, etc.

Around the Room:

Tamie confirmed that Duane is going to follow up with Chantry in regards to the culvert and compaction.

Nothing more to discuss by remaining members.

Cody motioned to adjourn. Meeting adjourned at 9:10 pm.

Next month's meeting will be Wednesday, September 25, 2019 at 8:00 pm.