

Laketown Planning & Zoning Commission Meeting
Wednesday, September 25, 2019
8:00 pm

Welcome & Attendance: 8:00 pm meeting start time. Duane welcomed those present.

Members Present: Duane Robinson, *Chairperson*; Nellie Brown, Gary Ogilvie, Dennis Hodges, and Ruby Hunter, *Recording Secretary*.

Members Absent: Cody Reed and Tamie Gomez

Public Members: None

Pledge of Allegiance: Led by Ruby Hunter

Minutes: Members reviewed the minutes from August 28, 2019.

Nellie motioned to accept the minutes.

Dennis seconded the motion.

All in favor.

Report from Town Council:

A woman presented Bear River Heritage Area marketing material to the city council. She is trying to locate properties that are eligible to be declared as Heritage Areas. It should not affect anyone's private property. The city council was neither impressed nor concerned with doing anything in regards to this presentation.

Gary put up four new road signs. There were three bad yield signs and one bad stop sign. Gary also straightened up two road signs that were not upright. They intend of replacing more once Gary orders them.

The city council paid the water bill of \$340,000. Nellie inquired if Jeff Vincent had been in touch with anyone regarding some damage his home sustained during the blasting that has been going on for the water project. No one has heard anything, however, if his home did sustain damage Jeff needs to contact Sunrise Engineering.

The city council went over 11 code amendments. They made simple changes to the verbiage in a few, but most were approved as is. Duane made mention that the Planning & Zoning Committee submitted more than 11 amendments for review and Gary said the city council chose to only review 11 at the last meeting. It is assumed the remaining amendments will be reviewed at a later date.

Ordinances:

Green Space:

Nellie has provided excellent literature regarding green space practices. According to other cities' studies, it has been concluded that 20% of the city should be green space, 10% should be open space. Generally, developers or the city pay to purchase the property. People can also deed or trade land for open space. It is not an immediate need for Laketown but should be something we are thinking about now. According to Logan's plans, the city can lease it out to be farmed. It cannot be parking. The open space in Laketown is what people find so appealing here so we need to do all we can to protect it. Duane provided copies of Paradise, Utah's Open Space plan for review.

- **Action Item:** Copies of the literature provided by Duane will be given to Cody and Tamie by Ruby.

This Month's Building Permits:

Curtis Christensen Garage:

Curtis asked Dennis about the existing set-back requirements. He would like to build a garage next to his modular home rental property. It will be on the south side of the rental home, situated between his property and the Smoot's home. The garage will be 19 feet wide and 27 feet long. This will leave him only a 10 foot set-back. Currently, the ordinance for set-backs is 12 feet so Curtis would need a variance to accommodate his 10 feet.

A lengthy discussion ensued evaluating the options of approval versus disapproval. It was suggested that Smoot's could sell Curtis 2 feet of their property but there is the question of whether or not that would leave the Smoot's with adequate frontage footage. Also, Curtis would need to move his vinyl fence if the property line was moved and that would be expensive. There was the suggestion that Curtis move the garage to another side of the home to remedy the shallow footage problem or perhaps, Curtis would entertain the idea of building a smaller garage. Dennis wondered why the need for the 12 foot set-back in the first place. Duane concluded it is to help establish a rural look to our streets. Gary stated that fire protection is a benefit, as well. Nellie made a point that if an exception is made for Curtis then an exception would need to be made for everyone else. Duane and Nellie both expressed a strong desire to take some time to explore all the options, as well as, double check the frontage measurements for that block. The other council members agreed unanimously. Duane found a "Highly Sensitive" Flood Plan in one of Maleta Robinson's books. It appears to be an original. He will submit it to the city council to be put on file.

- **Action Item:** Duane will locate the Smoot home building permit to check property measurements.

Around the Room:

Dennis: the concrete pad that is about to be poured for bus parking on the west side of the middle school football field does not appear to be large enough to park 3 buses. It looks like the buses will be parked on or at least, over-hanging city property. Nellie expressed concern that

the pad is not in the southwest corner like they had indicated. It is closer to the middle of the block. It is where the power line is situated, most likely for the convenience of plugging in the buses in the winter. This issue needs to be addressed immediately as it looks like they are getting ready to pour the concrete. Duane will call Dale for more information.

Nothing more to discuss from the other members.

Nellie motioned to adjourn. Meeting adjourned at 9:15 pm.

Next month's meeting will be Wednesday, October 30, 2019 at 8:00 pm.