

Laketown Planning & Zoning Commission Meeting
Wednesday, November 20, 2019
7:00 pm

Welcome & Attendance: 7:02 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: Bill and Marion Johnson

Pledge of Allegiance: Led by Duane Robinson

Minutes: Members reviewed the minutes from October 30, 2019.

Cody motioned to accept the minutes.

Tamie seconded the motion.

All in favor.

Bill & Marion Johnson Lot Inquiry:

The Johnson's are interested in purchasing Pamela Weston's home and the surrounding acre of property. They would like to know what, if any, entanglements might exist. Duane clarified that there are some existing issues that need to be recognized. The Laketown Irrigation Company assumes a water right away on the property. Marion asked is that easement is recorded.

Duane indicated that it is not. He concluded that it does not need to be recorded because the fact that the irrigation is there confirms the easement was decided and therefore exists.

Johnson's would like to purchase the property and divide it for a second home on the property. Bill's parents are interested in retiring in Laketown and that would be an ideal lot for them and their future home.

The Laketown City future growth plan allots 60 feet of road space on the south side of Theda Weston's current home. There is ample frontage on the property to subdivide but not enough acreage with the assumed road easement. Duane assured them that because the road is on the future development plan, it does not need additional recording and its location is not negotiable.

They could subdivide if the Weston Hereford Ranch on the south side would be willing to sell them the extra acreage required to subdivide. That does not appear to be an option at this time, as the Weston Hereford Ranch currently utilizes all of that property for their ranch business.

Cody argued that we have given Pamela false information if she cannot sell that acre with the potential to subdivide into two lots. The purpose of the lot adjustment that was approved in last month's meeting was to do just that – allow her a full acre, with subdividing potential, to sell with the existing home.

Marion stated that if it is not documented somewhere it certainly should be for full disclosure to potential buyers. Gary said that the City's stance on this subject would be that they are not

going to force anyone to do anything with their property as it currently stands, however, once the property is sold whatever is in the City's master plan will be enforced. That future road will be enforced unless everyone agrees to move it somewhere else and that is highly unlikely given the vast property that lies behind Pamela Weston's home. That property must have an inlet and second outlet due to this size.

Marion asked what Duane would suggest they do. He replied, "Move your parents into the existing house and call it good." He concluded that the neighboring property on the south side of Pamela's property is tied up between 3 additional parties, not including Pamela, which will make it nearly impossible to acquire the extra acreage that would be required to subdivide. Subdividing Pamela's property at this time, appears unrealistic.

Report from Town Council:

Tyson and DaNelle Larsen were given approval to have a salon in their home for DaNelle's business.

Duane gave an update from P&Z and discussed a possible water trade with Bryan Weston. Ordinance changes were discussed.

Duane mentioned in the city meeting that he worries no one is taking enough notice of the flood plain he found of Maleta Robinson's.

The city is putting trenches for water in the rodeo arena. The water will be irrigation water. There was a lengthy discussion in the city meeting regarding turning on and off the water and the meter, etc.

Sunrise Engineering skyped to give the update on the water tank project. SJ Ranch had overages on their water bill and applied for a reduction.

Parks and Rec had nothing to discuss, however, the Bear Lake Regional Commission is worried about a new invasive weed that is growing in the lake. They have vacuumed it up and next spring they plan to put chemicals in the lake to kill it.

The city was going to work on the ordinances but did not.

Capsa came and passed out sexual abuse literature.

Ordinances – Section 4 & 5:

There was a lengthy discussion regarding sections 4 & 5. The members will continue to make changes and clarifications regarding the updating of these sections. Duane asked Gary to tell the city that we will not have this done before the end of the year, in fact, it will take an additional six months minimum to accomplish this task. Tamie and Nellie agreed that it is a more time consuming undertaking than it first appeared.

- **Action Item:** For the January meeting the commission members will review and determine potential changes to the following sections:

Duane: down the end of the preliminary plat section C.

Dennis: from approval preliminary plat and final plat to section F
(11-4-2c to 11-4-2f)

Cody: section 11-4-2 (except C, Dennis has this part)

Tamie: section G to 11-4-3b

Nellie: section 11-4-3g to I

Around the Room:

Dennis asked if someone buys a water hook up can it be transferred with the lot they sell? He wondered if it has to go with the lot. Duane said yes. Dennis also wondered if the city will pay back the Smoot's impact fee. Gary and Tamie both mentioned that the right thing to do is to pay it back. Gary told Duane he should talk to the mayor about it to get it taken care of.

Nellie motioned to adjourn. Meeting adjourned at 8:45 pm.

Due to the Christmas Holiday, the next meeting will be Wednesday, January 29, 2019 at 7:00 pm.