

Laketown Planning & Zoning Meeting

January 29, 2020

Welcome and Attendance: The meeting convened at 7:04 p.m. Duane welcomed those present.

Members Present: Duane Robinson, Chairperson; Nellie Brown, Tamie Gomez, Dennis Hodges, Gary Ogilvie, Town Council Member; Cody Reed. Ruby Hunter was absent.

Public Members: CentraCom representatives were present – Clint England, a rep from Fairview, and Howard Pope.

Pledge of Allegiance: The Pledge of Allegiance was led by Cody.

Assignments for Next Month: Chapter 5 in the old ordinance book:

Duane's section: 11-5-1-A to 11-5-1-D-8 – the first three pages

Dennis's section: 11-5-1-D-9 to start of 11-5-3

Tamie's section: Special Improvements to 11-5-3-B3

Cody's section: 11-5-3-4-A through 6 A and B

Nellie's section: 11-5-3-B-6-C through the end.

Minutes: Duane reviewed the minutes from Nov. 20, 2019. Tamie moved that the minutes be accept. Cody seconded the motion. The motion was approved unanimously.

Report from Town Council: They did some ordinance work. They didn't get as far as they wanted, so they scheduled a special meeting for next time to start at 5:30 to have more time.

CentraCom Tower – CentraCom is hoping to put in a tower and solar panel on the hill by the new water tank. They were planning to put it on the northwest area of the hill. They are thinking metal or wooden power pole. It would need to be far enough the ground for interference and clearance. They are hoping to be able to get service to the people in Round Valley. They would also be able to hit the dead spots that the existing one is missing—by the rodeo ground, east side of the lake, etc. The biggest pieces of equipment would be the box for power and the solar panel.

The solar power will be better for power access. Laketown would not be required to put in power. They may be able to eventually put in commercial batteries, but for now, they are finding great success with the set-up they have proposed.

This will give two lines of sight for internet and should cover almost everyone in the area.

Cody motioned we send the news along to town council along with our recommendation to go ahead, seconded by Nellie. The reps said they would be happy to come back for the town council meeting in case there are questions.

Around the room:

Duane mentioned that the new water system recently had issues—both pumps turned on and were pumping 150,000 gallons per minute out of the spring and up to the tank, and if Dan hadn't stopped by accidentally, it would have drained the water system in a couple of hours. Dan was able to turn them off and someone is coming to check it out.

Eden Ranch – four lots are sold. They still don't have their water system up yet. They will all be on a septic system.

Ordinances:

Duane's section:

Change: 11-4-1 section B -- We need to add 11-4-1 section B to the new plans.

11-4-2 name of subdivision – Dennis and Tamie both stated that they thought their sections covered the name of a subdivision. We also have it on page 52, #1, so we don't need to add that.

Everything else down to C—Approval of Preliminary Plat (Dennis's section) is listed in some part in the new one.

Dennis's section: C - F

Change: Page 53 #4 on the new one. It talks about doing a survey of the land. They need to list where the water's edge is, but for us at the lake, it is to the high water mark, not the water's edge, since the water level could and does change regularly. High water mark would work for the area around Big Creek as well, if development ever starts in those areas, since its level rises and falls over the course of the year.

Dennis didn't find anything else that needed to be changed.

Cody's section: 11-4-2 D –

Cody didn't find D in the new ordinances anywhere. The closest he could find was on page 20, plat preview. Dennis and Tamie's sections talked about street names and numbers. Tamie wondered about existing streets or just new streets being added to the community. Duane didn't think we needed existing street names. This was found on page 50.

E – exists in the new plan already

F – Cody remembers it being there and in more detail.

G – Duane remembers reading that in the new ones.

H – Duane thinks page 21 F might cover that. Cody found it on page 50 G. also on page 51 8F

I – covered also by page 51 8G in more detail

J – Cody didn't find high water covered anywhere. Tamie wondered if we could just change high water mark to page 53 V-4-A-4 and that should cover it.

3-A – Tamie thought she saw it, but Duane doesn't remember it. Cody thinks it falls under the plat drawing requirements on page 53 V-4-A-14.

B – layout, dimensions, and numbers of lots – page 51 9A shows lot and street layout, so that is covered.

Change: C – We need to come up with a way to be specific with green space to Laketown that is more in line with how we are set up and how land is being sold and developed.

D – Cody couldn't find anything about set-back lines in a subdivision. Tamie and Dennis thought that they would need to follow the set-back lines when they come in for building permits for individual homes, not in the plat plan for a subdivision. Duane asked for agreement that we don't need that in the preliminary plot plan, and general consensus was that was the case.

E – We have it.

Change: F – We need to show that the city will need to determine what the grade would be, especially with snowplowing issues. The city needs to decide a maximum grade allowed.

G –Cody found it in page 51 9K. It is specified more clearly in the new one.
Sidenote – it is in the new one, so it is good as well.

Tamie's Section

11-4-3-B – the old one is more specific for paper and sizing depending on the lot number. It was thought that the new one was probably more standard.

1A – aligns with page 52 V-4-1, and is more specific

Change: B – aligns with page 53 #4 –again, need to change to high water mark

C – aligns with page 53 #11

D – aligns with page 53 #6

E – also there

F – also there

G – also there page 54 #16 and 17

H - #18 page 54

I -- #12 page 53

Page 52 #2 is not in the old one

#3 and #9 are also not in the old one, although some may be in someone else's section (Cody's)
Those that aren't in the old one should also probably be included, since they are more detailed.

Nellie's Section – no changes

They are all in the new section

G is #16

Monument is #17

H is #18

I is #12 on page 53

J is probably there as well

11-4-3-2 as it related to section B on page 54 –

Change: #5 on the new one needs to be "Utah State Board of Health Certificate of Approval"

Change: B1 – do we need to remove engineer and/or land surveyor? Is it different from the approval listed below? **That needs to be discussed more thoroughly.**

We can require a plat developer to hire an engineer, so we don't need to keep one on a retainer.

Tamie's question: In situations like Pam's lot, where there is a proposed road, can we actually tell people they can't build for a road that may never be built? Duane said we can, since it is the long-term plan.

Next meeting is scheduled for Feb. 26, 20. It may be rescheduled if enough members aren't here to hold the meeting.

Cody motioned we close the meeting at 8:47.