

Laketown Planning & Zoning Commission Meeting
Wednesday, February 26, 2020
7:00 pm

Welcome & Attendance: 7:00 pm meeting start time. Duane welcomed those present.

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

Members Absent: Nellie Brown and Cody Reed

Public Members: Andrew Shaw, Rep from Gardner Energy

Pledge of Allegiance: Led by Gary Ogilvie

Minutes: Members reviewed the minutes from January 29, 2020.

Dennis motioned to accept the minutes.

Duane seconded the motion.

All in favor.

McLaughlin's Solar Panel Project:

Gardner Energy is here to discuss the solar panels for McLaughlin's barn. Andrew Shaw provided plot maps. They would like 56 panels, 110-watt panels each measuring 39" X 66". They will go on the south facing side of the barn and they should cover the cost of their entire power bill. What they don't use will feed back into Rocky Mountain Power. It is a grid system and it will continue to be tied into their power bill. It should take three days to install. It usually takes ten years to make it to the break even point, having the panels paid off. McLaughlin's will own the system. The system will have battery banks.

Gardner Energy has been in Utah since 2005. They primarily do commercial projects with some residential. Andrew submitted the paperwork to be approved and sets of plans for both P & Z and the Town Council. Duane has an additional signed record and would like Gardner Energy to call once the project is completed. They hope to start the project next week, depending on the weather. Geo Peart will approve the electric permit, which is all that is required. Geo via phone asked Andrew to contact him at this work number to verify everything.

Dennis entertained the motion to approve. Tamie seconded. All in favor.

Report from Town Council:

Scott from Sunrise Engineering gave a "why to choose them for the water project" presentation to the Town Council. Sunrise feels they can do anything that needs to be done. A presentation was made for the WIFI tower and it was approved, after it was mentioned that the Planning and

Zoning Commission had previously approved it. There were no objections in Town Council. There will be a solar panel and a battery for power.

There was a lengthy discussion on water. Delora mentioned the new water system has been temporarily down due to a power issue. Meter reading schedule was also brought up, but no decision was made regarding that. There are some water pressure issues with the homes on the east hill. Dan Stringham checked, and they had 36 pounds of pressure which is not great but when Dennis Hodges lived up there, they only had 22 pounds of pressure. Dan is checking on the issue. Duane suggested that issue would change when they loop the water with Kay Cheney.

Nick Wamsley gave a rodeo arena update which included they are going to do a water system in the bleachers with a grant.

Some late fees were waived due to some misplaced mail issues. Two members on Town Council wanted to pursue the late fees, two did not, Mayor Burdette Weston broke the tie. Gary will contact Parson's about paving the intersection by Scott Johnson's home, however, they will not pave from Scott's corner to Roundvalley Road.

Ordinances – Section 5:

Duane forgot Nellie's completed ordinance assignment, Cody did not submit his and Dennis did not complete his, so it was decided it was in the best interest of everyone to skip it tonight and discuss it next month.

Brent Zeyer - Proposed Food Trailer:

Brent would like to put a food trailer on the corner of his property. He has a potential buyer who would like to give the restaurant business a test run before purchasing the property. He also hopes it will help to market his property as he is anxious to sell. The food trailer would be positioned across from Butch Nelson's home. Duane suggested this is more of an issue for the Town Council. Tamie is concerned with how it is going to look on the property. Gary mentioned the utilities will likely cost more than he'll profit. There was a lengthy discussion regarding power, parking, utilities, and marketing for that type of business.

Brent was called and a conference call ensued. Brent said he would like to sell the whole piece of property and the mobile restaurant may help show the property's value and potential. Dennis asked if it is a regular food truck. Brent said yes. Duane asked if it has a self-containment tank and power. Brent said yes. Duane indicated to Brent that this is a Town Council issue and that he's not sure how the Town Council is going to feel about it. Brent clarified that he wants nothing more than to get along with Laketown City and work together. Duane told him he will need to attend next week's Town Council Meeting and reminded him that this is an expensive endeavor. Brent said he is just trying to come up with some ideas and he will be to next week's meeting.

At the conclusion of the meeting, Duane suggested it is not going to work. Dennis said that if food trucks were done right, they would boom on the east side of the lake. He asked about a code for transient business. Duane will look that up for next month's meeting. Duane also said we need to look into solar panel ordinances to discuss them some more and he clarified that free-standing solar panels do need a building permit.

Around the Room:

Dennis would like the county to fix the road by the Station. Duane suggested they wait a month as it is too cold. No one else had any concerns.

Dennis motioned to adjourn. Meeting adjourned at 7:58 pm.