

Laketown Planning & Zoning Commission Meeting
Wednesday, May 27, 2020
8:00 pm

Welcome & Attendance: 8:03 pm meeting start time. Duane welcomed those present.

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

Members Absent: Nellie Brown

Public Members: Nate Ward, Erin Quinn, Jordan McKee, Eldon Robinson, and Delora Wight

Pledge of Allegiance: Led by Dennis Hodges

Minutes:

Members reviewed the minutes from April 29, 2020.

Cody motioned to accept the minutes with the omittance of an obsolete sentence regarding road access on the Gomez property. Ruby will make the change.

Tamie seconded the motion.

All in favor.

Report from Town Council:

Last month was the budget hearing. Amber Droesbeck, city secretary, prepared a packet of revised ordinances and updated zoning map for each member.

Duane made note that the zoning map is not accurate. The houses on the east side of 2nd East qualify to be ½ acre lots, not 1 acre lots. The south side of 3rd South needs to be revised to ½ acre lots, as well. All members will review the documents to ensure accuracy.

Building Permits:

Jordan McKee – Solar Panels:

Jordan provided engineered plans for solar panels to be placed on his home. There will be 21 panels total. One tree will need to be modified but otherwise there will be little adjustments required for placement. Duane retained the smaller copy of the project plans in his records.

Dennis and Duane signed the application/permit that will be submitted to Geo Peart.

Duane entertained the motion to proceed with the project.

Dennis motioned to approve Jordan McKee's solar panels.

Cody seconded the motion.

All in favor.

Eldon Robinson – New Home:

Eldon presented plans for a cabin and garage that will be built on the west side behind his current home. The cabin will be built on a ½ acre that is separate from the lot his current home is on and this new home will be Eldon and Jan Robinson's primary residence. The front of the home will face north and the garage will face west. The plans do not show the future residence in relation to Eldon's current residence, however, there seems to be plenty of property to satisfy all property requirements.

There was discussion regarding splitting the ½ acre off of the 5+ acres of hay pasture and the 7-year waiting period that will be enforced should Eldon divide the property at this time. Eldon is planning to split the property, placing the ½ acre on a separate deed. The 7-year hold on additional property splitting will not impact his plans at this time.

Eldon provided the checks for the water hook up and the impact fee. There appears to be a new application for water hook ups, as a copy was sitting on the table prior to this meeting.

Duane instructed Eldon to fill it out and hand it off to Amber. A copy was made of the checks, Tamie dated and signed for the purposes of providing a receipt for Eldon so he may proceed.

Dennis mentioned that the new application needs to include the impact fee as one of the requirements listed. Duane and Cody signed the building permit application.

Duane entertained the motion to approve Eldon Robinson for a building permit.

Tamie motioned to accept.

Dennis seconded.

All in favor.

Nate Ward – Dr. Draper's Remodel/New Construction in Mill Canyon:

A building permit was issued last May 2019 for this project. A concrete pad was poured with radiant heat and over the course of the last year the home has slowly been torn down. Nate inferred that this project has not followed the original plan and been a "backward remodel". The existing pad is 30'x36'. They plan to extend it 2 feet to the north, ¾ of the way down, coming out an extra 3 feet. The new pad will be 32'x39'. The existing porch will be replaced on the south side, it will be 12'x20' instead of the original 12'x8'. They plan to pour a new foundation once the old one is removed.

Due to the nature of the remodel becoming a new construction, Dr. Draper is now required to pay the \$2500 impact fee. Duane explained this a non-negotiable fee for all new builds. Nate inquired if some of the fee would be returned. Duane assured him none of it would be refunded as it is a standard requirement.

The new plans, a set-back plot, and the impact fees are required for the project to continue.

Nate expressed concern waiting until the next meeting to be able to proceed. After some discussion regarding options, impromptu meetings, and the additional charges required for one, Duane offered to personally take the plans to the committee members for approval to save Nate the meeting fee of \$300. Tamie signed the building permit. Duane will retain the approval form for the building permit until Nate provides the plans, plot map and impact fees.

Highway Property:

Duane received a call from an individual involved with the future storage units on the south side of the highway. The caller was inquiring about the feasibility of building the storage units and a

potential study that will be conducted prior to construction. A significant amount of topsoil has been removed and it is the plan of the owner to remove all of it. There was mention of the property owner's name being disclosed on next week's city council's meeting agenda, even though this is not a significant topic thus requiring little discussion. It was felt that the owner's privacy should have been taken into consideration due the nature of the discussion.

Around the Room:

Duane: Joy Bement's home located on the northwest side of 370 West will be discussed at next week's city council meeting. A potential realtor/ buyer is proposing selling it as a 2-family dwelling.

Gary: Next week's meeting has a few items such as recreational camp trailers in Laketown, multi-ownership homes and road access to property off 350 East.

Dennis: The road by the station needs attention immediately from the county. Gary will mention it at the next city council meeting and Duane suggested Dennis mention it to Sim Weston.

Also, the water meter in front of Doyle Esterholdt's home is missing it's cover. Doyle ran over it with his lawn mower, causing significant damage to his mower. Duane suggested it is Doyle's responsibility to locate the missing cover.

Cody: There is a ditch on the west side of his previous residence that is currently his in-laws home that he would like to fill in. Duane advised him to run it past the town council to make sure it's okay.

Tamie: Nothing

Ruby: Nothing

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