Laketown Planning & Zoning Commission Meeting
Wednesday, June 24, 2020
8:00 pm

Welcome & Attendance: 8:00 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: Delora Wight

Pledge of Allegiance: Led by Duane Robinson

Minutes: Members reviewed the minutes from May 27, 2020.
Tamie motioned to accept the minutes.
Cody seconded the motion.
All in favor.

Building Permits:
Draper home update – they are waiting on the survey for a plot map before they can proceed.

Duane spoke with Geo Peart regarding the process of getting a building permit. The process should go as follows: builder fills out the form, includes a form with picture/plans and a description, P&Z collects the money for the impact fees and water hook-up and then the builder takes that info to Geo Peart. They are required to complete an online form for Geo and he will then issue the building permit. Duane asked Geo what specific information he needs to process the permit so the planning and zoning committee can answer any questions they may receive from potential permit applicants. Geo said he would get back to him with those details. Duane's greatest concern is being educated and clear on the process and requirements so all members of planning and zoning can adequately assist and answer questions from future applicants.

There was a significant discussion regarding the collection of money and what the preferred protocol should be. After much input, the members agreed that a check list should be added on the application's front signature page. This checklist will include check(s) received, the amount(s), exactly what fees the checks are covering, and the

check number(s). Gary and Delora both agreed that that would be sufficient. Duane will accept the money, or the builder can pay Amber directly, depending on the builder's preference. There will be witnesses, signatures, and copies of the checks to ensure all bases are covered when accepting fees. It is important to note that we do not issue the actual permit, that is Geo Peart's job. Once Geo has the completed documentation it would be ideal for him to email the electronic paperwork to Amber for the City's electronic records. It is assumed he is currently doing that and there is no need to request that action at this time.

Bryan Weston Cul-de-sac:

Bryan told Duane that his asphalt contractor felt the cul-de-sac requirement should be dropped from 100 feet to 96 feet. Duane spent some time with Bryan, and they measured the area and it was determined that there is plenty of area to accommodate the 100-foot asphalt requirement and it will therefore not be decreased to 96 feet. Jeff Post will be doing the asphalt work and he is happy to comply to the 100-foot obligation.

Report from Town Council:

There was a quite a long discussion in the Town Council about water. There were several community members present. Ken Lillywhite was the only one who spoke up and his contribution consisted of him expressing his strong feelings against allowing nightly rentals in Laketown. Once the nightly rental discussion ended the majority of the community members left. No decisions regarding nightly rentals were made because nothing has been done in regard to that issue. The most important development at the Town Council Meeting was there was a unanimous vote to cancel the Raspberry Days Rodeo this year due to Covid-19.

Around the Room:

Duane: There is a stack of building permit applications/documents and Duane requested input as to the best way to file/store them. After some discussion it was determined that Duane will ask the Garden City Council what they do with theirs, if scanning them and shredding them is better than storing them and/or if there is a minimal time required to retain the hard copies.

Tamie: Nothing.
Ruby: Nothing.

Cody: Cody inquired if anyone has been approached for approval on Bill Shupe's future shed/shop. No one has but Bill has not begun building it, so this is not a current concern.

Dennis: Dennis would like to encourage our town to open its mind and accept that we live in a recreational area and that is not going to change. He brought up the topic of RV trailers on empty lots and the option of allowing them to purchase a 3-month permit so they may park their RV for the entire summer. As the ordinance stands now, lot owners can park their RV trailers on their property for seven consecutive days, three times a year. There is concern about dumping waste and water hook-ups. The idea was entertained that the City could require them to dump off their property unless they have an accessible sewer system on their property.
Dennis also mentioned the option of nightly rentals if the individual renting out his/her home has the permission of his/her neighbors. He feels that if the neighbors approve then it should be an option. Perhaps, there should be a designated area that allows multi-family owned homes for nightly rentals. There was mention of the 22 future lots that may be available on the south east side of Last Chance. Dennis stated that those may be a good place to allow nightly rentals. He also mentioned the Brent Zeyer property across from Dee's as a viable option for nightly rentals. Gary suggested it be allowed in commercially zoned properties. There appeared to be agreement that the Brent Zeyer property would be great place for nightly rentals as it is zoned commercial. Dennis pointed out the tax revenue Garden City is receiving through their rentals and the benefit it would be to Laketown. Duane mentioned the discontentment he has heard from others who have been a part of the multi-family owned homes and expressed his concern. Delora vocalized her opposition to the idea. After a friendly yet brief conversation, nothing was determined. Dennis concluded that the recreational tourism of Bear Lake is what makes him a living and he feels it would be in Laketown's best interest to open their minds and give some thought to future possibilities.

The building permits/documents are going back in the drawer in the city office.
Nothing more was discussed.

Duane motioned to adjourn.
Cody seconded.
Meeting adjourned at 9:06 pm.