

Laketown Planning & Zoning Commission Meeting
Wednesday, August 26, 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: Gary McKee, Delora Wight, Brent Zeyer

Pledge of Allegiance: Led by Tamie Gomez

Tamie motioned to add Brent Zeyer to the agenda. Dennis seconded. All in favor.

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

Dennis motioned to accept the minutes.

Tamie seconded the motion.

All in favor.

Brent Zeyer – Property Inquiry:

Brent happened to be in town today and had some questions he wanted to ask before he returned home. Because he is having a hard time finding a buyer to purchase his entire piece of property situated on the north side of Highway 30, kitty-corner from Dee's Super Service, he is interested in dividing it into 8 lots. Duane reminded him that more than two lots on a single parcel constitutes a subdivision. Brent indicated that the property is listed in two tax notices and the boundary between the two parcels is not favorable for selling the corner piece, which is the part of the property in highest demand. Brent wanted to know how he could move boundaries and if there was an application available or who he needs to speak to. Duane said it is not likely he can move boundary lines. Tamie suggested a lot line adjustment, or a better option may be to split each parcel into two lots, giving him 4 lots to sell or combining the two parcels into one and dividing the lots how he desires. One lot is 5.3 acres and the other lot is 3.2 acres. The property along the highway is all one parcel and the remaining 5.3 acres is all on Cisco Road. It was mentioned that multiple entrances off the main highway would not be approved by the State. Brent assured P&Z's members that he is aware of that.

Duane said he should bring a concept to P&Z for approval and it will then be passed onto the city council. If the city approves it, then Brent would need to get an engineer to drawn up the plans. There is a subdivision application, however, it is not online according to Delora Wight. Brent said he will make a plot and bring it back for approval. Duane reiterated that it may be a good idea to combine both lots for flexibility on subdividing.

Building Permits:

Dalton Earley is going to wait until next Spring to build his shed.

Mr. Draper met with Duane recently regarding his future home up Mill Canyon. His property actually includes part of the Mill Canyon public access road and there is a question as to what the setbacks should be. Duane is not too worried and feels that Mr. Draper will accommodate the public access road regardless of the property line and the setbacks most likely won't be an issue either as Mr. Draper will not want his new home close to the road. Mr. Draper is going to start over with his home building project. He is writing off the current condition of his project as a poor choice and will proceed with a new builder in the future.

Report from Town Council:

Gary Ogilvie said there was a 2-3 hour discussion with David Skeen and the owner of the proposed storage unit property. David, the developer, and the owner seemed unpleased when previous city council minutes were presented indicating that the two of them had been adequately communicated with, in regard to, the roads and Laketown's expectations for their storage unit project.

Water lines have been dug to the arena for water. It is connected but the city part is not completed. Also, Laketown accepted a bid from Post Asphalt to pave the intersection west of Scott Johnson's home. The city has received \$15,000 to add two water crossings up Mill Canyon that are currently in poor condition due to the increased ATV traffic. Chantry Argyle will do the work on that project.

Gary McKee – Preliminary Subdivision Concept:

Gary presented plans for a future subdivision that will be located on the north side of the old packing plant. It will be built in phases. He will be selling 1 acre lots, there will be 4 lots along Cisco Road. They will front the lots off a cul-de-sac road, instead of Cisco Road. Gary would like the road to touch up again the fence line, not crossing over into Dale and Wendy Lamborn's property. There was a significant discussion regarding the fence line/road issue. Dennis mentioned he did not see it as a problem as the property line is close enough to the fence and it will not hurt anything to go down the fence line. Tamie and Cody agreed. After some consideration Duane agreed that it should not be

an issue and recommended Gary go to Town Council and return with a final plat map. There was no need to make a motion. Gary will return at a later date with a final plat map.

Gary also inquired about 22 acres he owns east of the Laketown Cemetery. This is property he purchased from Reed Eborn. He would like to split it into two lots for two potential buyers. Gary will have it resurveyed when it comes time to split the property. If his interested buyers change their mind, then Gary would like to keep the 5 acre "berry patch" for himself and sell the rest. He assured the members that he is not interested in a subdivision and is hopeful in selling as two lots. *Duane asked that it be stated in the minutes that Gary was reminded that property owners are permitted to split property only one time every 7 years.* Duane also mentioned that there is not enough roadway to do a subdivision anyway. Duane said he cannot attend the next city council meeting and asked if anyone would be willing to attend to offer clarification on this issue next week. Dennis was nominated to attend next week's meeting.

Duane entertained the motion to allow Gary to split his 22-acre parcel into 2 lots.

Cody seconded.

All in favor.

Long-Range Road Plan Discussion:

It was decided to wait for another time to discuss this topic.

Around the Room:

Cody: At last month's meeting there was discussion regarding the Connex containers being used as storage units. Cody suggested that if it becomes something the town approves it would be wise to require a sloped roof, include size restrictions, and the owner should be required to paint it a neutral color to avoid unwanted attention. Dennis said he will mention it to City Council next week.

Tamie: Nothing.

Ruby: Nothing.

Duane: Nothing

Dennis: Nothing.

Gary: *Nothing.*

Meeting adjourned at 9:16 pm.