

Laketown Planning & Zoning Commission Meeting
Wednesday, February 24, 2021
7:00 pm

Welcome & Attendance: 7:02 pm meeting start time. Duane welcomed those present.

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

Public Members: Jon Carver, Cody and Jordan Gomez, Erin Quinn, Patrick Floyd, Dan Stringham, John Njord, and Jake Larsen

Pledge of Allegiance: Led by Gary Ogilvie

Minutes: Members reviewed the minutes from January 27, 2021.

Duane made the motion to accept the minutes.

Cody accepted the motion.

Nellie seconded.

All in favor.

Cody Gomez – Home Addition:

Cody and his wife, Jordan, are ready to build on to their home. They provided copies of the plot map, the layout of the home addition, and the permit application for Geo. The plot map/grid clearly indicates the measurements. The addition will measure 10x20, with two decks, both measuring 8x20. The decks will be located on the north and south sides. The addition will be 60 feet from the property line on the north, 110 feet from the property line on the east, 58 feet from the property line on the south, and 260 from the property line on the west.

Duane entertained the motion.

Nellie motioned to accept the proposal.

Cody seconded.

All in favor.

Patrick Floyd – Some Beaches Storage:

Patrick would like to replace an old walk-in cooler located in the back of Some Beaches. It is old and has been used for dry storage. He would like to put in a prefab wood building that will be located in the same footprint as the current cooler. The old cooler is 45 feet by 10 feet with an overhanging condenser. The proposed prefab building will be

about 14 feet wide and will take up the entire space. There will be a two-foot gap between it and the main building's rear entrance.

Currently there are five feet between the cooler and the north property line. That space will remain unchanged with the new building. Duane mentioned that he sees no problem as the small prefab building will be well below the size requirements for a building permit. Geo will not need to be involved in this project. The new building will be for dry storage, requiring no electricity. Patrick provided a copy of his 3-year lease agreement with the primary building's owner. Duane signed the proposal for Patrick to keep on record should any questions arise.

Dan Stringham - Shed:

Dan would like to build a pole shed behind his home. It will be 24x24 and be located on the property line between Stringham's and Mena's. There was some discussion about the required county snow load and whether it is 40 pounds or 60 pounds. Dennis texted Geo and Geo confirmed that it is 40 pounds. Cleary will be installing the shed. Dan provided a copy of the shed's specs and left it with Duane. Duane and Nellie both signed the approved application.

Duane entertained the motion.

Dennis accepted the motion.

Tamie seconded the motion.

All in favor.

John Njord – New Home:

John and Jake Larsen provided the proposed house plans for their new home that will be built on the west side of Last Chance. Their lot is Phase Two, Lot 5. It is a one-acre lot. The driveway will come off Lost Sheep Circle below the actual circle. Jon Carver was present representing the HOA and he agreed that their proposal is in agreement with the Last Chance HOA requirements/covenants. They will not be accessing their property from Round Valley Drive.

Duane requested they provide a letter from the HOA approving their proposal. Jon Carver had a copy of the approved email/letter and immediately submitted it to Duane. Cody inquired as to what the highest peak would measure. Jake indicated that it will be 24 feet. Duane reminded them that the midpoint cannot be higher than 35 feet. Jake assured the committee that he will consult with Geo on the grade and they are confident they will be well within the 35 feet. They plan to cut into the side hill and Darin Lutz will be doing the excavating work. The latter part of April is their intended start date.

Duane clarified with them that there are no nightly rentals allowed in Laketown. They confirmed that they understood and have no intentions of renting nightly.

John Njord provided two checks: \$2500 for the building impact fee, \$5000 for water hook up. Dennis and Duane signed the application.

Duane entertained the motion.

Cody accepted the motion.

Dennis seconded.

All in favor.

Erin Quinn – New Home:

Erin and his wife, Tina, are ready to move forward with building their new home. Erin wanted to get approval prior to obtaining his permits. There was discussion regarding the ordinance requiring only one primary dwelling per lot. The Quinns currently live in living quarters above their garage, which is located on the same lot where they intend to build their new home.

Duane asked Erin to provide a letter indicating that he and his wife understand that their garage cannot be used as a rental and that includes housing individuals at no charge. The purpose of the letter is to alleviate any confusion. Erin said they have no plans to rent the above garage living quarters at this time. The rules have changed since Erin built his garage and current lot owners are no longer allowed to build a secondary structure without their primary residence constructed first.

It was mentioned that there needs to be 12-foot setback on the west side of the new home. Erin indicated that on the county website it states the setbacks as being 10 feet. Tamie will contact Geo to facilitate a change to the website.

Tamie asked if the Quinns could build onto their garage, including the garage living space as part of their primary residence. Duane stated that he did not know if that would be a possibility or not. Duane approved Erin's plans and told him to move forward with obtaining his permits, etc. He also stated that it needs to be documented that where the Quinns have been living is not considered a home.

The letter mentioned previously was brought up again and Cody suggested instead of a letter that a form might be more appropriate. It would be a form that all property owners sign confirming that they understand that only one residence is allowed per lot. It was discussed and determined that it may be the county's job to provide that form. That suggestion will be passed onto the county.

Review Building Permit Application:

Duane told the committee that Geo prefers the old application and does not need the new one. It appears the greatest purpose of the new application is to assist the city clerk in billing the correct individuals. It was suggested the new application be used primarily for new home builds and the old one for out-buildings, sheds, and barns. The old one is a letter granting permission for a permit through the county. The new one will be beneficial to have the check numbers and amounts clearly listed.

Town Council Update – Gary Ogilvie:

The new tractor is being stored in Eldon Robinson's shed because there is not another place to park it at this time. The water chlorofication system went down two weeks ago. Dan will install the new one once it arrives. The Raspberry Days Rodeo is planned for August. Mayor Weston attended the Bear Lake Commission Report and learned the Idaho State Park will be raising their rates this year and there is a new trailer park and condos going in in Garden City near the lighthouse road.

Other:

Dale Lamborn's renters have moved in a portable shed by the Howard Lamborn home. Dale had asked if they needed a permit; however, it is below the size requirements. No permit/approval needed.

Curtis Christensen was denied permission to build a cover for the Frampton's pickleball court. It was denied by the HOA due to ordinance violation. The Last Chance HOA covenants clearly state only one outbuilding allowed per primary residence.

Duane provided a revised table titled 10-6A-6B to be added to the city's ordinances clarifying rear yards, private garages, and accessory buildings setback requirements. Ruby will type up the table and provide Duane and Amber Droesbeck with hard copies prior to next week's city council meeting.

Around the Room:

Cody: Nothing.

Dennis: He wondered if the State Road was required to be the city's approval for their new shed. Duane said no but that the State Road had contacted the city to tell them what they were planning to do. Dennis asked why the city is selling them water. Duane replied that that is a good question, that the city is selling them water at a high rate.

Dennis also expressed concern about the one-acre lot requirement for developments and the need for smaller lots. He mentioned that one-acre lots are too much property for people to properly maintain and the weeds are a problem. Growth is coming and

Garden City is making a lot of money and Laketown can barely pay their water bill. Laketown needs to be proactive in facilitating growth. Nellie suggested we do our research and look at all our options. Duane mentioned that our infrastructure for our water is not sufficient to support a lot of growth. Nellie said that we need to be planning and thinking of the future and getting our systems in place.

Gary: Nothing.

Tamie: Nothing.

Nellie: Nothing.

Ruby: Nothing.

Duane: The mayor asked Duane to address the P&Z recorder. We need to be cordial and decent when discussing public matters. The mayor has listened to our recordings and has indicated that the recorder needs to be shut off immediately following meeting adjournment. We are welcome to express our disagreements as long as we are respectful.

Meeting was adjourned at 9:01pm.

Action Items:

- The Tax Id # on the new building permit application needs to be changed to Property Id#.
- Cody will speak with the county regarding a form for property owners and their compliance to adhere to the one residence per building lot ordinance.
- Tamie will contact the county on adjusting the website to reflect the accurate setback requirement of 12 feet instead of the listed 10 feet.
- Ruby will provide a hard copy of table 10-6A-6B to Duane and Amber Driesbeck.