Laketown Planning & Zoning Commission Meeting
Wednesday, March 31, 2021
8:00 pm

Welcome & Attendance: 8:00 pm meeting start time. Duane welcomed those present.

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

Public Members: Paul Riddle, Cameron Argyle, Matt & Becky Vance, Dallis Fullmer, and Jessica Ward.

Pledge of Allegiance: Led by Duane.

Minutes: Members reviewed the minutes from February 24, 2021.
Duane made the motioned to accept the minutes.
Cody accepted the motion.
Nellie seconded.
All in favor.

Cameron Argyle – Bill Shupe Shed:
Cameron provided the plot map and building plan for his father-in-law, Bill Shupe's shed. After review by the committee members, they agreed that is looked to be in line with the city's ordinances and they approved the application for Bill Shupe to build a new shed on his property. It should be noted, Bill received approval over a year ago when he poured the concrete slab for the shed.
Duane entertained the motion.
Tamie motioned to accept the proposal.
Cody seconded.
All in favor.
Duane and Nellie both signed the application.

Matt & Becky Vance:
Matt provided three copies of his plot map and house plans. His new home will be in the Bryan Weston Subdivision, Lot 3. The home will be a two-story with a basement. He assured the committee that the height will be well below the 35-foot limit. The upstairs bonus room will be in the trusses, it will not be a full-size floor. He would like to start construction the first of June, possibly digging in May. He provided both application forms, completed. Matt provided two checks to cover the impact fees, which

he will mail to the city clerk. (Check #130 in the amount of $2500 for the impact fee and Check #131 in the amount of $5000 for the water connection fee.) The new collection procedure requires applicants to mail their checks to Laketown City. Duane provided a stamped and addressed envelope for Matt to mail the required applications and fees to Laketown City.
Duane made the motion to accept the application.
Nellie accepted the motion.
Tamie seconded.
All in favor.
Duane and Cody signed the application.

Paul Riddle - Remodel:
Paul would like to add on a 20x20 addition to the back of his home. He provided a sketch of the layout. It will include a bedroom, dining room, and 1.5 bath with a crawl space. He will be overseeing the add-on himself. He provided a plot plan with the property and the acre and a half behind. He will move the fence line back to the south to accommodate the 30-foot set back. He provided a drawing of the set back and he will make the boundary adjustment. The acre and a half are in his family trust on a separate deed and modifying the boundary lines will not be a problem. He provided a copy of the city survey. Duane mentioned that they did the boundary adjustment many years ago with a rough draw and it was accepted at that time.

Paul is not anticipating the remodel being complex. He may bury the power line to eliminate any future problems with the surrounding trees. Paul is not required to pay any fees for this remodel.
Duane entertained the motion.
Cody accepted the motion.
Tamie seconded the motion.
All in favor.
Duane and Tamie signed the application.

Dallis Fullmer – Draper Home:
Dallis is the new contractor who will oversee building the new home for the Drapers up Mill Canyon at 605 South 200 East (Property Tax Id# 32060000006). Originally this project started as a remodel, but it was determined a tear down and start over would be more appropriate. Dallis assured the committee members the new home will be 30 feet off the road and start on the slab where the previous home started, not where the front porch nook was located. Dallis mentioned there is about 31 feet from the ditch on the west side of the road to the front of the house.

On April 10th, the remaining structure of the old home will be torn down and removed. They plan to tear out the old septic system as well. The height of the new home will be 32'2" and they plan to start the new construction in June. The home will be 4200 sq. feet. Duane inquired about the tree branches/debris and Dallis replied that they will be split and stacked.

Jessica Ward provided a check for the impact fee of $2500. (Check #180 for $2500.) The Drapers have their own water and therefore will not require a water hook up. Jessica and her husband were the previous contractors hired for the remodel. Duane provided Jessica with a stamped and addressed envelope to mail the payment to the city clerk.
Duane entertained the motion.
Nellie accepted the motion.
Cody seconded.
All in favor.
Duane and Nellie signed the application.

Erin Quinn – New Home:
Erin provided his new house plans. The home, which will be the Quinn's primary residence, will sit back 140 feet from the property line and face the street. He will use the existing water connection and add a new septic system. He plans to start the new construction once building prices begin to drop. Erin paid the impact fees when he built the garage/apartment that is currently on the property. That fee was paid in 2017 and he paid the full $2500. The committee members remember him paying it as he was the first to pay the city's impact fee after it was increased to the amount of $2500. He is not required to pay that fee a second time. Duane made a note on Erin's application clarifying this.

Duane mentioned that this is a unique building application because it is the last building permit that was granted that allowed a garage to be built prior to a primary residence. Duane provided Erin with a stamped and addressed envelope for him to submit his application to the city.
Duane entertained the motion to accept.
Tamie accepted the motion.
Nellie seconded.
All in favor.
Duane and Cody signed the application.

Town Council Update – Gary Ogilvie:

Gary inquired when the mail-in application and fee payment was established. Duane said Monday. Because the city received state money last year, Laketown City is now required to follow more strict procedural guidelines to avoid future audits. Duane suggested to Mayor Burdette Weston a locked drop box might be more appropriate for accepting fees and applications and the city is going to entertain that idea.

Other:

Amber Droesbeck emailed all the committee members an updated city map. The map was done by Sunrise Engineering and it shows trails that are on private property which is unnecessary and there are roads that need to be updated. Those roads include the Cemetery Road, the southside of 300 South, the northside of 100 North and West Coyote Lane. Also, the county assigned the address for the future Njord home as Round Valley Dr. when it should be Lost Sheep Circle. The new home will be accessed off Lost Sheep Circle, not Round Valley Dr.

The members briefly discussed the cemetery road. It seems too narrow for two cars to pass at the same time. It is considered a city road; however, much of it is on Pugmire's property. It was mentioned that if necessary, the city could exercise Eminent Domain to acquire the property needed to widen the road, but it is not an immediate concern at this time.

There is an individual interested in buying the property on the east side of Cemetery Road and building a home. To do that he would like access off Cemetery Road. He has asked Kelvin to trade property to accommodate his need for access. It is unclear if that will be an option. The cemetery survey affects this. Duane mentioned that according to the cemetery survey 80+ people are buried in the cemetery on Pugmire's property. To make this right the city plans to trade property on the west side of the cemetery to Pugmires in exchange for the property on the north side of the cemetery, that currently houses the 80+ deceased individuals. Duane mentioned that Pugmires have not expressed much concern about it, but the city feels the trade is necessary to make things right with the Pugmires.

Around the Room:

Cody: Inquired about the impact fees that will be paid for the Draper home. Duane clarified that because it has changed from a remodel to a new build, they are required to pay the $2500 impact fee. They will not need a water connection.

Gary: Nothing.

Tamie: Wanted clarification on questions that arose regarding paperwork for her son, Cody Gomez's addition that was approved last month. She was curious how that came about. Duane gave a brief explanation.
Nellie: There is some digging going on between Carvers and Lamborns on Last Chance and she wondered if anyone knew anything about it. No one has been made aware of what is going on up there, town council included.
Ruby: Nothing.
Duane: Asked Ruby to text Amber for the Carlsen's phone number to inquire about the digging that is going on near their home, between Lamborns and Carvers.

Meeting was adjourned at 9:30 pm.