

Laketown Town Council Meeting

April 6, 2022

Laketown City Office

Mayor Burdette Weston called the meeting to order at 7:00 p.m. Council members in attendance: Brandon Willis, Eldon Robinson, Delora Wight, Dallas Clark, and Chairman of Planning & Zoning Duane Robinson. Activities Chair Heidi Hodges, Alena from CAPSA. Eldon took care of the opening ceremony, and Brandon led the Pledge of Allegiance.

Mayor called for a motion to approve the agenda with the additions of Heidi and Alena. Eldon made the motion to approve the agenda, Brandon seconded, and the motion carried.

Mayor called for a motion to approve the minutes for March meeting. Brandon made the motion to approve the minutes, Dallas seconded the motion, and the motion carried.

Mayor opened the meeting for anyone who had any questions or something to say to the council.

Representing Denise Johnson, Heidi asked how all the lots could be taken on the proposed subdivision since it was just posted last week. It was stated that the sign has been there for quite a while. The reply to the question was money cannot be put down on the lot, but the sign was put there to see if there was any interest. If Denise has any other questions, she should call the mayor.

CAPSA is visiting all the city councils in their area to raise awareness of their services. April is sexual assault month. 87% of the 9,000 answered calls in 2021 were in active crisis. Numbers show there is a need for CAPSA's service in our area. If you find yourself in a situation with someone in active crisis, be aware that the first step is to believe the survivor rather than to ask questions. CAPSA is working closely with the Family Place.

REPORTS

Gary McKee – Gary wants the council to consider ½ acre lots in his proposed subdivision. He referred to a presentation given in Garden City for a similar piece of property to his proposed subdivision. It has 133 units. In response to those wanting to keep the rural feel, Gary feels that regardless of the lot size or how many homes are on the property the field is still a developed lot once there are homes rather than an alfalfa field. The look doesn't change any more with ½ lot than an acre lot. It is hard to develop with all the requirements like, high water impact fee, a road, sidewalks, and inability to front lots onto Cisco Road. He stated that a ½ acre lot is still a country very large lot. Gary and Eldon disagreed that ½ lot on the flat is a huge lot. Gary feels he is more likely to do a development than anyone else. Gary used Eldon as an example of what he has just done with his land and new house, and how he split it for ½ acre, and how he has enough room. Gary asked the council what is the difference between having ½ acre in the core blocks of the town as opposed to ½ acre on the outer lying properties. Eldon feels the original ordinances were done with a lot of thought and work, and he agrees with the ordinances. He feels part of that was to preserve the rural look. Gary said it is difficult to do 16, 1 acre lots on this property. There was discussion concerning rural feel, water impact fee, water usage, parking, how 1 acre lots were decided. Gary suggested that instead of worrying about the lot size the

council should be thinking about the water problems. Gary asked if we can reconsider changing the lot size. Mayor Weston stated there will be discussion, but a decision will not be made tonight. He restated it is knowledge that we live in a recreation area so growth will happen, but regulating how it happens is the best for our community. It may be of interest to know how the community feels and also how the landowners on the outskirts feel about 1 acre and 1/2 acre lots. Gary said there are a couple of builders in the area that have already put their names on some lots, and then those will need landscaping, and they will need to eat somewhere and so it goes. Acreage is an ordinance and would require a public hearing if changes are to be made.

Heidi – Activity Committee

Receipts were turned in for past activities and some of the Easter expenses.

Easter egg activity will be April 16. The committee has put together bags for each family in town. Bags will be delivered to adults who do not attend the activity. The bags are like a goodie bag and will include coupons for a variety of goodies plus the schedule for the coming year. The activities: June there will be a spring cleanup before the first mow; July flags will be put up at the park; August there will be water games; October will have trunk or treat with soup pot luck; December tree lighting with a chili cook-off; February will hopefully have snow so there can be giant snowman building; April will have the Easter egg hunt. Recommendation that the people know the dates on the schedule to be tentative in case dates have to be changed.

The committee is considering rodeo t-shirts and hoodie with the idea of putting the brands on the back. This would help to get money for the Christmas lights. Christmas light proposal of a light show which uses panels to be put in the park which is pricey but can be added onto each year. Décor on light poles is approximately \$350 each and would add a few each year. They would like to start with approximately 10 the first year.

A possible price list was submitted so the council can go through the budget and see what can be done.

P&Z -- Duane Robinson

Farrell and Nola Eastman are residing their home. They are not changing anything. Contractor called to see if any permits were needed. Geo said no.

The P&Z is concerned with how much water is required to bring into a subdivision per lot. P&Z would like some direction. Gary has only presented the subdivision as a concept but not yet as a preliminary.

No one on P&Z is concerned with sidewalks and would probably like not to have to deal with them. They possibly would have to be torn up if ever the subdivision was hooked into the sewer system. If within ½ acre of the lake, it is required to hook into the sewer. What does Bear River Health say about septic tanks in the acreage of proposed subdivision? Brandon stated he was told by Bear River Health the standard is ½ acre if on city water or own well ground. All that is in place right now for subdivision is road requirements, but there is sidewalk in the old subdivision. Garden City prefers asphalt and have walkways or bike paths only on mayor streets but not required in subdivision. We need to clarify the wording in our subdivision ordinance. Subdivision ordinance 115-1-5.

Brandon presented his barn request. It was approved as a barn and as soon as it is accepted as agri/business it will be approved. Need to check with attorney to see if agri/business ordinance has been completed. Road maintenance \$2,500 fee needs to be enacted. Barn will be inspected as a business.

Courtney Robinson is planning to build a home. He has 2 options: a. by Dudley on 400 West proposed future road, east of Dudley. b. between city office and Eldon's old home. Required is a 30 ft. setback on both sides and his share of 30 feet for road. Want to make sure survey is correct because the fence and road may not be accurate on the city map. Jeff Hansen is the surveyor.

P & Z is working on subdivision ordinance but not last month. Pleasure to serve the community. Beginning next month meetings will be at 8:00.

Delora – Water

Two water meters froze and broke, so they had to be replaced. One at Irwins, just west of the city building, and the other at Sharon Meyers. Both have been replaced with the electronic meter.

Dan Stringham – Water

Submitted his receipt reimbursements for the annual conference in St. George.

Need the CCR printed off the jump drive so Dan can have it submitted before July. State making a push to get the lead lines out of towns. Dan thinks we do not have any in Laketown.

Dan thinks we should look at the Wood well west of town at the T as a second source. Dallas and Burdette think it was said there was not water found. Conflicting opinions as to the status of the well, so we need to look at documents to see what is correct. Going forward the State is not sure if drilling wells will be permitted especially for agriculture usage.

The park water will be turned on April 15 so it will be on for activity. Chlorinator is working. Valves are working. Need to probably test the school for lead.

On the May billing the following sentence needs to be in bold -- **Do not shut off your own water meter.** We need to enforce the fee that is already in place for not complying with this request.

Dan requested council to advertise for a 2nd water person. He needs a helper. Whoever is hired needs to have a state certification for water operator. Certification can be done at the water conference or online.

Brandon -- Road & Streets

The 35 mph sign on Main Street has been pulled and will be put back in place soon. The sign between Quinns and Larsens will be taken care of also. Brandon will call Sim to see what pot holes and road repair the county is planning to do.

Rhonda Menlove and UDOT are meeting with mayors and Rich County commissioner tomorrow to give overview of what is needed. One issue we have is state gave permission for someone to come off their lot and onto the state highway where on Laketown's Master Plan it is considered to be a future road. Since Laketown has brought up the subject of turning lanes, they have moved significantly up the list.

Brandon – called Heather at state. Basically, our water fee can legally be doubled, but because of where our adjusted gross income is we will still not get a grant. Conclusion there will be no money coming from state funds. Long shot is USDA emergency funding so maybe we could argue and potentially convince them we need the second source. Brandon left a message with rural development. The council feels that any possibility should be looked at.

Dallas -- Park

Two dead trees need to be pulled but not replaced, and the holes filled in with dirt. Mower – possibly one in Blackfoot, approximately \$8,000. Mowers to buy are hard to find. Money will come out of the transient room tax.

If our plans and wishes for Laketown are not in our long-term plan with state and county, there will be NO funding. It will be as if the plan does not exist, so we need to be futuristic or there will be NO funding. If something is thought of as a possibility, for sure it needs to be put in the plan. Example... Any trails/bike paths we think possible, need to be added soon (ie. a bike path toward Round Valley, along big creek, up past Dallas over the

hill); parks; any area as a future annexation; another major road. Michael Hansen has a platform where all the long-term plan's information can be put. This would be free the 1st year then \$1,100 thereafter. This is the platform the county uses. Does Laketown need to use this for our plan? Dallas will check for more details of what this entails and let the council know. Laketown's original master plan was adopted last year.

Eldon -- Rodeo

Bill from Nick Wamsley for tractor should be here. \$1,800. Rodeo donation letters need to be sent. Banners need to be looked at since some are worn.

Mayor

Council will be getting assignments. Dallas is the Pro-Term clerk. Delora will get the information for the business licenses and get those sent. Teuscher firm will help with us for deadlines and reports as soon as they are finished with taxes until we have a clerk and things are in proper order.

Pictures of the old café on highway were sent by the mayor to the attorney. Attorney has contacted the owner, and owner was told it needs to be taken care of. Mayor Weston has suggested to Garden City's mayor that mayors and a commissioner meet once a quarter so all can help each other with concerns and potential issues.

Training date for new meter reader is April 21. The 2nd letter for the extension needs to be sent to the state. Mayor will include things from last water project that have helped us update our system. Mayor will look into seeing what we need to do with and how COVID-19 money needs to be spent.

Mayor Weston asked for a motion to pay the bills. The motion was made by Dallas and seconded by Eldon Motion passed.

The mayor asked for a motion to go into closed session for possible litigation. Brandon made the motion to go into closed session for possible litigation; Eldon seconded the motion. Motion passed. Closed session began at 9:35.

The public meeting convened again at 10:05. Those present: Mayor Burdette Weston, council members: Brandon Willis, Eldon Robinson, Delora Wight, Dallas Clark.

Mayor Weston asked for a motion to be made to send the letter written by the attorney to Safe Harbor Storage LLC. unless between attorney and mayor there are deemed necessary changes to be made. Motion to send the letter written by the attorney to Safe Harbor Storage LLC unless between attorney and mayor there are deemed necessary changes to be made was made by Dallas, and Brandon seconded it. Motion Passed.

Brandon is willing to help go through the ordinances and do what he can but wonders if there is any funding available to help the town with this big job. Mayor said if the town can get the wording close to correct, the attorney can give the okay or make changes. The town can then get a codifier to put the ordinance in our ordinance book. The League of Cities and Towns will help the clerk with updating the ordinances.

Insurance – will county take towns into their insurance pool? Garden City's year-round workers get a \$500 stipend. Should we consider something like that? The auditor said the money could come out of water and general so not a drain on one fund.

There are still questions about the property line and fence line on south side of the park. Dallas told the council that the town owns the property now because of the amount of time the fence line has been in place.

The town attorney called. **At 10:15 Dallas made the motion to return to closed session.** Motion passed. Those in attendance were Mayor Weston; council members: Brandon Willis, Eldon Robinson, Delora Wight, Dallas Clark.

Public town meeting convened at 10:20 p.m. Those in attendance were Mayor Weston; council members: Brandon Willis, Eldon Robinson, Delora Wight, Dallas Clark.

We probably need to have a public meeting on lot size to hear the public input. We are hearing only from a portion of the town, but not those outside the main city blocks who are still working agriculture ground and not wanting to be closed in including those around the subdivision: Willis, Gomez, Dirt Works, Lamborn. Eldon made the point that in all the months the map was worked on to get it completed correctly, even though there was time for it, there was no public input or comments, so why would we think we need a public meeting at this time to accommodate a few when this subdivision has been in the works for a considerable amount of time and subdivider knew the ordinance. Brian Weston made sure his subdivision lots were at least an acre. Meadows is all an acre lot. Mayor said when some pieces in town get sold in the future because the older folks pass on, it is possible there will be several ½ acre lots. Mayor said it is interesting that when people started coming here to recreate they were buying big lots and getting away from the tightness and now look at Garden City and how that is all changing, and it will change even more with smaller lots. Everyone will want a toy shed. Dallas feels that the town needs to voice their opinion, but then no matter how the vote goes the people have to be good with that. No one wants to have someone building in their backyard. Mayor does not want to put the town at odds, for or against, but needs those who might be more inclined to sit back to come forward and state their feelings. Brandon says we have to consider water and that housing has changed a lot in the past few years. He thinks all need a chance to voice opinion. Question as to how the water shares are figured for the subdivision. Brandon says if we give a choice some can buy 1 acre lots and some ½ acre. Pros and Cons of holding a public meeting discussed.

Eldon made a motion to mail out a survey/questionnaire to all land owners/ home owners in Laketown as to the zoning code of 1 acre lots as is presently stated for lots outside of Laketown core streets. Brandon and Eldon will work together to decide on questions to put on questionnaire and bring to the council's work meeting. Eldon made a motion that a questionnaire be put together and sent to all the landowners/homeowner in Laketown questioning their view on 1 acre and ½ acre as in our code. Brandon seconded the motion. Motion passed. The return deadline will be between 10 days and 2 weeks. Kim Wilson will be contacted to see about a complete list of names. Work meeting will be held at 6:00 April 14, 2022.

Dallas made a motion to adjourn. Brandon seconded the motion. Meeting adjourned at 10:59 p.m.