

Genola Town
Planning Commission Meeting Minutes
June 1, 2023

Planning Commission Present: Chairman John Rosenberger, Vice-Chair Tami Balzly
Commissioners: Avery Fitzgerald, Norm Beagley, Brent Carter, Bruce Nieveen, Daron Hughes

Staff Present: City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, City attorney Josh Nielsen

Public Present: Gaylyn Beckstrom, Linda Fullmer, Lon Fullmer, Jared Hair, Travis Tasker, Nick Ostler, Ray Carter, Aaron Davenport, Spencer Davenport

1. Chairman John Rosenberger called the meeting to order at 7:01pm.

a. **Opening prayer was given by Commissioner Daron Hughes**

b. **Pledge of allegiance led by Commissioner Norm Beagley**

c. **Public Forum –**

- i. Cheryl Fowers - Expressed concern about the damages caused by the floods and requested the planning commission to create a fact-finding committee to address these concerns, seeking proper plans for flooding mitigation.
- ii. Lynn Fowers - Discussed the flood problem, focusing on how negligence in planning led to unnecessary damages. He suggested that the planning commission should come up with effective plans to mitigate the flood issue in the future.
- iii. Aaron Davenport – notes the damage to farm grounds, roads, and the potential for gas line ruptures. He asked the planning commission to develop a plan to address the flood issue, so it doesn't become a hazardous problem in the future.

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from May 10, 2023.

a. Chairman John Rosenberger made a **Motion** to approve the minutes for April 6, 2023, contingent on the Chairs and his proposed changes. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.

- i. John Rosenberger – yes
- ii. Tami Balzly - yes
- iii. Norm Beagley – yes
- iv. Brent Carter – absent
- v. Daron Hughes – yes
- vi. Avery Fitzgerald – yes
- vii. Bruce Nieveen - yes

Commissioner Brent Carter joined the meeting at 7:21pm.

- 47 **3. Discussion and possible action on a proposed site plan for Nick and Shayla**
48 **Ostler for a proposed accessory bldg. located at 447 W 600 S in the F. Mecham**
49 **Subdivision Plat F Lot 5 Parcel #39.366.0005**
50 a. The members reviewed the plans and ensured that all necessary requirements
51 were met.
52 b. Commissioner Norm Beagley made a **Motion** to approve the site plan for Nick
53 and Shayla Ostler. Commissioner Avery Fitzgerald **Second** and the motion
54 **Passed** all in favor.
55 i. John Rosenberger – yes
56 ii. Tami Balzly - yes
57 iii. Norm Beagley – yes
58 iv. Brent Carter – yes
59 v. Daron Hughes – yes
60 vi. Avery Fitzgerald – yes
61 vii. Bruce Nieveen - yes
62
- 63 **4. Discussion and possible action on a proposed site plan for Jared Hair for an**
64 **accessory building located at 894 N 350 E in the Genola Meadows Subdivision**
65 **Plat A Lot 3 Parcel #40.401.0003**
66 a. The commission went through the checklist and found that it was missing the
67 existing and proposed utilities and showing the neighbors' homes and buildings
68 within 200 ft of the property line.
69 b. Vice-Chair Tami Balzly made a **motion** to approve the site plan for Jared with
70 the contingency that they add the existing and proposed utilities and the
71 buildings and/or structures that are within 200 feet of the property line.
72 Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
73 i. John Rosenberger – yes
74 ii. Tami Balzly - yes
75 iii. Norm Beagley – yes
76 iv. Brent Carter – yes
77 v. Daron Hughes – yes
78 vi. Avery Fitzgerald – yes
79 vii. Bruce Nieveen - yes
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- 81 **5. Discussion and possible action on a proposed site plan for a new home for Ray**
82 **and Shyanne Carter in the Genola Farms Plat B Lot 9 located at approximately**
83 **441 North 700 East Parcel #40.602.0009**
84 a. The Commission went through the site plan and found that it met all
85 requirements.
86 b. Commissioner Avery Fitzgerald made a Motion to approve the proposed site
87 plan for a new home for Ray and Shyanne Carter. Commissioner Brent Carter
88 **Second** and the motion **Passed** all in favor.
89 i. John Rosenberger – yes
90 ii. Tami Balzly - yes
91 iii. Norm Beagley – yes
92 iv. Brent Carter – yes
93 v. Daron Hughes – yes

- vi. Avery Fitzgerald – yes
- vii. Bruce Nieveen - yes

6. Discussion and possible action on a proposed subdivision for the Serendipity Subdivision owned by Mark and Corrine Andrus located at approximately 1933 N Lake Road Parcel #29.016.0030

- a. Mr. Andrus the owner of the property notified the town office prior to the meeting that they would like to withdraw this discussion request at this time.

7. Discussion and concept review for the Mecham Meadows Subdivision located at approximately 400 West and 600 South Parcel #29.034.0107

- a. The commission was asked by the developers of the Mecham Meadows subdivision of the proposed 500 West Road in their plans. The commission stated that according to the public works director that the road should be named 460 West, but regardless of how the town council does or does not vote regarding the future of 400 west this road should be ok. This was a specific question by the developer's engineers, it was clarified that the town doesn't have any specific standards in the Town's ordinance as to if a road must be centered in the middle of a subdivision. The commission referred to notes made by the public safety director Chris Steele and told the developers that they would need to make all those changes. They were told that they could come by the town office and get a copy of those requested changes.
- b. There was no action taken on this agenda item.

8. Discussion and possible action on a proposed Sidney Arden flats 1 lot subdivision located at 164 East Center Street Parcel #29.035.0141

- a. The commission went through the site plan and found that it met all the requirements with the contingencies that the update the address to an even number.
- b. Chairman John Rosenberger made a **Motion** to recommend to the town council the proposed subdivision with the update of the address. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - yes
 - iii. Norm Beagley – yes
 - iv. Brent Carter – yes
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes
 - vii. Bruce Nieveen - yes

9. Discussion on the proposed road map

- a. Commissioner Norm Beagley showed the commission a proposed road map that the commission had drawn during previous meetings and draw electronically. The commission discussed the difficulty in the possibility of putting in 600 west as that land is considered wetlands, and also the difficulty in adding another entrance into highway 6 and the how UDOT would react to that. The commission discuss these roads and what was needed it was decided that

they would all individually go and drive the roads and look at these proposed roads and decide individually if the proposed roads still need to be on the map and if they like the proposed new roads. They decided to discuss from 800 north south, and they would discuss it during the next meeting and then they could meet and discuss the north end of town.

10. Discussion on possible amendment to the subdivision ordinance

- a. *The commission discussed potential amendments to the subdivision ordinance due to new language from the state and the formation of an administrative review committee. They discussed the option of renaming the planning commission to the Land Use Authority and considered options for handling land use issues more efficiently. City Attorney Josh Nielsen explained some of the new requirements. The consensus was that a preliminary plat and a final plat would comprise the required processes, with the possibility of an additional pre-application meeting. This designated authority cannot include town council members they discussed the need to have a minimum of 5 members and who would be on the land use authority committee they discussed the need to have the public works director, possibly the fire chief, maybe somebody from the office, possibly hiring out an engineer, and 1-2 members of the planning commission. The commission suggested involving the town council in this discussion to ensure understanding and agreement on the proposed changes. The Commission understands that this will take several months to finalize what will be needed and how they would like this to look. They would also like to have some input from the Town Council as this will have to be finalized with them through the amendment to the subdivision ordinance.*

11. Commission Comments

- a. **John Rosenberger** – He brought up the issue of the request that came through the public forum, but questioned if the flood issue is actually a land use issue. He felt that it was a valid concern but wasn't certain that the planning commission actually had any authority to be apart of any flood planning. They understand that the natural flow of the water has been disturbed with development, etc. but they don't know that they are the authority for it. Chairman Rosenberger said that he would bring it up at the next council meeting and see what they said. The commission discussed if the town should even try to take this on as it could produce a liability to the town that we won't be ready to handle during the next flood.

12. Motion to Adjourn

- a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - yes
 - iii. Norm Beagley – yes
 - iv. Brent Carter – yes
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – yes

188 **vii.** Bruce Nieveen – yes
189 b. The meeting was then adjourned at 9:14 pm.

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191 Minutes prepared by Deputy Clerk Nicole Preston

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194 Approved on: July 6, 2023

To see signed copy please visit the Town Office
Lucinda Thomas, City Recorder