

**Genola Town
Planning Commission Meeting Minutes
July 6, 2023**

Planning Commission Present: Chairman John Rosenberger, Commissioners: Norm Beagley, Bruce Nieveen, Daron Hughes

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

Public Present: Travis Tasker, Paul Barlow

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**
- c. **Public Forum** – There was no one signed up for the public forum.

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from June 1, 2023.

- a. Commissioner Norm Beagley made a **Motion** to approve the minutes for June 1, 2023. Chairman John Rosenberger **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – yes
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – absent
 - vii. Bruce Nieveen - yes

3. Discussion and possible action on a proposed site plan for a home addition for Paul Barlow located at 913 S 400 W in the Martin Estates Subdivision Lot 1 Parcel #46.827.0001

- a. The commission went through the site plan and found that the site plan was missing the pressurized irrigation and didn't show the neighbors that were within 200 feet of the property line.
- b. Commissioner Norm Beagley made a motion to approve the site plan contingent on the applicant adding the pressurized irrigation and the location of the neighbors structures within 200 feet of the property line. Commissioner Bruce Nieveen Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly - absent
 - iii. Norm Beagley – yes
 - iv. Brent Carter – absent
 - v. Daron Hughes – yes
 - vi. Avery Fitzgerald – absent

48 vii. Bruce Nieveen - yes

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50 **4. Discussion and possible action on a Final Mylar for the Sidney Arden Flats**
51 **Subdivision located at 164 East Center Street.**

- 52 a. The commission went through the final mylar checklist and found that the mylar
53 met all requirements except for a missing date.
54 b. Commissioner Norm Beagley made a motion to approve the final mylar for the
55 Sidney Arden Flats Subdivision with the contingency that they add the date on
56 the Mylar. Commissioner _____ Second and the motion Passed all in
57 favor.
58 i. John Rosenberger – yes
59 ii. Tami Balzly - absent
60 iii. Norm Beagley – yes
61 iv. Brent Carter – absent
62 v. Daron Hughes – yes
63 vi. Avery Fitzgerald – absent
64 vii. Bruce Nieveen – yes

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66 **5. Discussion and possible action on a proposed site plan for a new home for**
67 **Travis Tasker located in the Sidney Arden Flats Subdivision Lot 1 located at**
68 **approximately 164 E Center Street.**

- 69 a. The commission went through the site plan checklist. The commission asked
70 Mr. Tasker to clearly mark the 35” setback and noted that this building permit
71 would not be allowed to be issued until the Sidney Arden Flats Subdivision had
72 been recorded.
73 b. Commissioner Norm Beagley made a motion to approve the site plan for Travis
74 Tasker with the contingency that they clearly mark the 35’ setback, and that the
75 building permit not be issued until the plat had been recorded. Commissioner
76 _____ Second and the motion Passed all in favor.
77 i. John Rosenberger – yes
78 ii. Tami Balzly - absent
79 iii. Norm Beagley – yes
80 iv. Brent Carter – absent
81 v. Daron Hughes – yes
82 vi. Avery Fitzgerald – absent
83 vii. Bruce Nieveen – yes

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85 **6. Discussion and possible action on a proposed stie plan for an accessory building**
86 **for Travis Tasker located in the Sidney Arden flats subdivision Lot 1 located at**
87 **approximately 164 E Center Street.**

- 88 a. The applicant decided to withdraw this application at this time – there was no
89 action taken on this agenda item.

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91 **7. Discussion and possible action on a proposed deck addition for Dan & Laurie**
92 **Centeno located at approximately 1160 South State Parcel #32.011.0122**

- 93 a. The commission went through the checklist and found that the site plan had met
94 all the requirements.

- b. Chairman John Rosenberger made a Motion to approve the site plan for Dan and Laurie Centeno for the Deck addition. Commissioner Bruce Nieveen Second and the motion Passed all in favor.

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

8. Discussion on proposed changes to the subdivision ordinance

- a. The main points discussed were the impacts on administrative land use authority, the pre-application process, and the subdivision approval process. The board agreed that there is a need to clarify the role of different stakeholders in the process. The discussion ended with an agreement to carry this item to the next meeting for further deliberation.

9. Discussion on how much asphalt is required when a whole road is not installed but on the edge of a subdivision.

- a. The commission discussed that this was a clarification that public works director Chris Steele had. It was clarified that if a subdivision is only putting in half of a proposed road that they will need to put in 22 ft of asphalt for a normal 56 ft wide road. ½ of the asphalt plus 10 feet, and they will need to include the water line.

10. Discussion on possible changes to the proposed road map

- a. The commission discussed at length different ideas that commission members had brought with them concerning changes to the road map. The commission began their discussion by examining a specific area located at 600 south. They contemplated various potential alterations, including the redirecting of roads and the addition of extra ones. They also deliberated the possibility of building a roundabout at the site of the current five corners to improve visibility and road accessibility for large vehicles heavy trucks. Commissioner Norm Beagley stated that he would take these suggestions of the roads and put it on working maps and they can discuss it further next month.

11. Commission Comments

- a. **John Rosenberger** – Chairman Rosenberger reported that he discussed with the council about the possibility with Storm Drain and the council advised that this wasn't an issue that they would like the commission to look into at this time as they don't have a place to put the water or did they feel like it was an issue for the planning commission.

12. Motion to Adjourn

- a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
- b. The meeting was then adjourned at 9:14 pm.

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143 Minutes prepared by Deputy Clerk Nicole Preston

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146 Approved on: August 3, 2023

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Lucinda Thomas, City Recorder