

**Genola Town  
Planning Commission Meeting Minutes  
September 7, 2023**

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

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

Public Present: Terry Rymer, Rowenna Rymer, Linda Fullmer, Lonnie Fullmer, Kelly Beckstrom, Dale Draper, Bryan Draper, Samuel Taylor, Brent Laker, Wade Garner, Janean Thomas, Hannah Tervort, Steven Tervort, Scott Turner, Devin Miller

1. Chairman John Rosenberger called the meeting to order at 7:01pm.
  - a. Opening prayer was given by Commissioner Tami Balzly
  - b. Pledge of allegiance led by Commissioner Avery Fitzgerald
  - c. Public Forum – There was no one signed up for the public forum

## **AGENDA ITEMS:**

2. Approval of the Planning Commission meeting minutes from August 3, 2023.
  - a. Chairman John Rosenberger made a **Motion** to approve the minutes for August 3, 2023. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
    - i. John Rosenberger – yes
    - ii. Tami Balzly - yes
    - iii. Norm Beagley – absent
    - iv. Brent Carter – yes
    - v. Daron Hughes – yes
    - vi. Avery Fitzgerald – yes
    - vii. Bruce Nieveen - yes
3. Public Hearing
  - a. **The purpose of this hearing is to consider a proposed zone change petition from A-1 Agricultural Zone to the R-1 Residential Zone for the property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at approximately 350 E Center Street in Genola.**
  - b. Motion to open the public hearing
    - i. Commissioner Avery Fitzgerald made a **motion** to open the public hearing to consider a proposed zone change petition from A-1 Agricultural Zone to the R-1 Residential Zone for the property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at approximately 350 E Center Street. Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
      1. John Rosenberger – yes
      2. Tami Balzly - yes

- 3. Norm Beagley – absent
- 4. Brent Carter – yes
- 5. Daron Hughes – yes
- 6. Avery Fitzgerald – yes
- 7. Bruce Nieveen – yes

c. Mr. Brent Laker – was signed up for the public hearing. He wanted to know what the proposal was. Mr. Wade Garner was allowed to speak, who is one of the trustees on these properties. He stated that they have been working with the Leasee of the property, they are aware of the three proposed lots that they are wanting to do and are ok with it. They were able to discuss a little bit about what the Garner Trust plans to do with the land including making three building lots with the frontage.

d. Motion to close the public hearing

- i. Chairman John Rosenberger made a **motion** to close the public hearing. Commissioner Avery Fitzgerald **Second** and the motion **passed** all in favor.
- ii. John Rosenberger – yes
- iii. Tami Balzly - yes
- iv. Norm Beagley – absent
- v. Brent Carter – yes
- vi. Daron Hughes – yes
- vii. Avery Fitzgerald – yes
- viii. Bruce Nieveen - yes

**Discussion and possible action on proposed rezone with Marcene Perry for property owned by the Marcia Gay Garner Trust Parcel #29.035.0147 located at approximately 350 E Center Street.**

- a. The commission confirmed that the parcel is within the residential plan as part of the general plan. They found no reason to not recommend this requested change.
- b. Commissioner Avery Fitzgerald made a **Motion** to recommend to the Town Council the zone change request from A-1 Agricultural to R-1 Residential. Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
  - i. John Rosenberger – yes
  - ii. Tami Balzly - yes
  - iii. Norm Beagley – absent
  - iv. Brent Carter – yes
  - v. Daron Hughes – yes
  - vi. Avery Fitzgerald – yes
  - vii. Bruce Nieveen - yes

**Discussion and possible action on proposed site plan for an accessory building property owned by Samuel Taylor located at 1582 N Main Street in the Terryster Subdivision Lot 1 Parcel #53.308.0001**

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

b. Commissioner Avery Fitzgerald made a **motion** to approve the site plan for an accessory building for Samuel Taylor located at 1582 N Main Street. Commissioner Tami Balzly **Second** and the motion **Passed** all in favor.

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

**6. Discussion and possible action on a proposed site plan for a new home for  
Melissa and Mahonri Bussey located at approximately 1677 North Main Street in  
the Valley View Point Subdivision Plat A Lot 3 Parcel #54.216.0003**

- a. The commission went through the site plan checklist and found that it met all the requirements except for the location of the Pressurized Irrigation
- b. Vice-Chair Tami Balzly made a **motion** to approve the site plan for a new home located at approximately 1677 North Main Street in the Valley View Point Subdivision Plat A Lot 3 with the contingency that they add the Pressurized Irrigation to the site plan. Commissioner Brent **Second** and the motion **Passed** all in favor.
  - i. John Rosenberger – yes
  - ii. Tami Balzly - yes
  - iii. Norm Beagley – absent
  - iv. Brent Carter – yes
  - v. Daron Hughes – yes
  - vi. Avery Fitzgerald – yes
  - vii. Bruce Nieveen - yes

7. Discussion and possible action on a proposed site plan for an accessory building for Scott and Misty Turner located at 179 East 400 South Parcel #29.035.0167

- a. The commission went through the site plan and found that the site plan met all requirement except for the dimension from the proposed building to the back of the property. They discussed that the pressurized irrigation wasn't marked on the site plan as this property doesn't have it. The property is watered with flood irrigation.
- b. Vice-Chairman Tami Balzly made a **Motion** to approve the site plan with the contingency that they add the bldg. dimensions. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
  - i. John Rosenberger – yes
  - ii. Tami Balzly - yes
  - iii. Norm Beagley – absent
  - iv. Brent Carter – yes
  - v. Daron Hughes – yes
  - vi. Avery Fitzgerald – yes
  - vii. Bruce Nieveen - yes

141     8. **Discussion and possible action on a proposed subdivision for the Draper Farms**  
142     **Subdivision Plat A owned by Bryan and Carol Draper Parcel #29.035.0186 located**  
143     **at approximately 280 S State Rd 141**

144       a. The Commission went through the site plan checklist for the Vicinity Map and  
145       found that it met all requirements.

146           i. Chairman John Rosenberger made a Motion to approve the site plan for  
147           the proposed Draper Farms Subdivision owned by Bryan and Carol  
148           Draper Parcel #29.035.0186. Commissioner Avery Fitzgerald Second  
149           and the motion Passed all in favor.

150              1. John Rosenberger – yes  
151              2. Tami Balzly - yes  
152              3. Norm Beagley – absent  
153              4. Brent Carter – yes  
154              5. Daron Hughes – yes  
155              6. Avery Fitzgerald – yes  
156              7. Bruce Nieveen – yes

157       b. The Commission went through the Preliminary Plat Checklist and found that the  
158       proposed subdivision met all requirements. Including the additional acreage  
159       that was needed since that the last time this subdivision came before the  
160       commission.

161       c. Chairman John Rosenberger made a **Motion** that they recommend to the Town  
162       Council to approve the Draper Farms Subdivision. Commissioner Brent Carter  
163       **Second** and the motion **Passed** all in favor.

164           i. John Rosenberger – yes  
165           ii. Tami Balzly - yes  
166           iii. Norm Beagley – absent  
167           iv. Brent Carter – yes  
168           v. Daron Hughes – yes  
169           vi. Avery Fitzgerald – yes  
170           vii. Bruce Nieveen - yes

171     9. **Discussion and possible action on a proposed preliminary plat for the Mecham**  
172     **Meadows Subdivision owned by the Fred Mecham Trust located at approximately**  
173     **460 West 600 South Parcel #29.034.0107.**

174       a. The Commission went through the plat and found that the proposed subdivision  
175       had met all requirements.

176       b. Commissioner Avery Fitzgerald made a **Motion** to approve the vicinity plan for  
177       the proposed Mecham Meadows Subdivision. Commissioner Daron Hughes  
178       **Second** and the motion **Passed** all in favor.

179           i. John Rosenberger – yes  
180           ii. Tami Balzly - yes  
181           iii. Norm Beagley – absent  
182           iv. Brent Carter – yes  
183           v. Daron Hughes – yes  
184           vi. Avery Fitzgerald – yes  
185           vii. Bruce Nieveen - yes

187 c. The Commission went through the checklist for the preliminary plat and found  
188 that they had met all requirements. They noted that there were changes written  
189 on the plans by Public Works Director Chris Steele that he requesting to be  
190 made. There was discussion on the temporary turnaround that is part of a lot for  
191 400 west. The commission wanted to make sure that the future property owners  
192 know that there is a temporary turnaround and easement that is on the property  
193 and the restrictions that would be on that corner of the property, including but  
194 not limited to being unable to put in a fence, build, etc. Mr. Nielsen the city  
195 Attorney felt that then easement would cover it and that the town should be ok.  
196 d. Chairman John Rosenberger made a **Motion** that they recommend to the Town  
197 Council for approval with the contingency that the requested changes by Public  
198 Works Director Chris Steele be made to the plans. Commissioner Avery  
199 Fitzgerald **Second** and the motion **Passed** all in favor.  
200 i. John Rosenberger – yes  
201 ii. Tami Balzly - yes  
202 iii. Norm Beagley – absent  
203 iv. Brent Carter – yes  
204 v. Daron Hughes – yes  
205 vi. Avery Fitzgerald – yes  
206 vii. Bruce Nieveen - yes

207 **10. Discussion on possible changes to the proposed road map**

208 a. The commission discussed multiple proposed changes to the road map,  
209 specifically focusing on the north end of town. They discussed the need to keep  
210 continuity in the plan and to plan for their grandchildren and great grandchildren.  
211 They looked at what collector roads would be needed for the future. Janean  
212 Thomas spoke up and asked that they take 400 west off the map. She feels like  
213 this would be a waste of time and money. Rowena Rymer echoed the same  
214 thing. They feel that it would be a waste of time and money.  
215

216 **11. Discussion regarding an amendment to the subdivision ordinance**

217 a. Mr. Nielsen didn't have the documents ready for them to discuss and the  
218 commission decided to push this discussion item until next month.  
219

220 **12. Commission Comments**

221 a. There were no comments  
222

223 **13. Motion to Adjourn**

224 a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Daron  
225 Hughes **Second** and the motion **Passed** all in favor.  
226 i. John Rosenberger – yes  
227 ii. Tami Balzly - yes  
228 iii. Norm Beagley – absent  
229 iv. Brent Carter – yes  
230 v. Daron Hughes – yes  
231 vi. Avery Fitzgerald – yes  
232 vii. Bruce Nieveen - yes  
233

