

**Genola Town
Planning Commission Meeting Minutes
January 4, 2024**

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

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

Public Present:

1. **Chairman John Rosenberger called the meeting to order at 7:00pm.**
 - a. **Lucinda Thomas gave the Opening prayer**
 - b. **Councilmember Bruce Nieveen led the Pledge of allegiance**
 - c. **Public Forum – there was no one signed up for the public forum**

AGENDA ITEMS:

2. **Approval of the planning commission meeting minutes from November 2, 2023.**
 - a. Chairman John Rosenberger made a **Motion** to approve the minutes for October 5, 2023. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – yes
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
3. **Discussion and possible action on the proposed 3-lot Elmwood Subdivision owned by Mark Davis located at approximately 332 W 400 S Parcel #38.689.0003**
 - a. The commission went through the checklist for the Vicinity Plat for the Elmwood subdivision and found that it met all the criteria.
 - b. Commissioner Avery Fitzgerald made a **Motion** to approve the vicinity map for the Elmwood Subdivision. Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – yes
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - c. The commission then went through the preliminary plat checklist. They found that the site plan met all the criteria except for the addresses being added to the lots.

- 47 d. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan with the
48 contingency that they add the lot addresses to the plat. Commissioner Bruce
49 Nieveen **Second** and the motion **Passed** all in favor.
50 i. John Rosenberger – yes
51 ii. Norm Beagley – absent
52 iii. Brent Carter – yes
53 iv. Daron Hughes – yes
54 v. Avery Fitzgerald – yes
55 vi. Bruce Nieveen – yes
56

57 **4. Discussion and possible action on proposed site plan for a garage addition for**
58 **Mark and Brenda Davis located at 540 N 470 E in the Genola Farms Subdivision**
59 **Plat A lot 18 Parcel #40.544.0018**

- 60 a. The commission went through the site plan checklist and found that the site plan
61 met all the requirements.
62 b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan for the
63 proposed addition. Commissioner Daron Hughes **Second** and the motion
64 **Passed** all in favor.
65 i. John Rosenberger – yes
66 ii. Norm Beagley – absent
67 iii. Brent Carter – yes
68 iv. Daron Hughes – yes
69 v. Avery Fitzgerald – yes
70 vi. Bruce Nieveen – yes
71

72 **5. Discussion and possible action on a proposed site plan for a home remodel for**
73 **Mark and Corinne Andrus located at 1933 N Lake Rd Parcel #29.016.0030.**

- 74 a. They noted that last time the petitioner came before the commission they were
75 demolishing and building a whole new home. They have come today with a new
76 site plan that is using the existing foundation and keeping one wall of the
77 existing building. They feel where they are now only remodeling the home they
78 can have the exemption where there lot is not a conforming lot.
79 b. The commission went through the site plan and felt that this plan did meet the
80 criteria. They went through the site plan and found that it met all requirements
81 with the exception of the legal subdivision. The commission felt that they met
82 the criteria for the exemption.
83 c. Chairman John Rosenberger made a **Motion** to approve the site plan for Mark
84 and Corrine Andrus. Commissioner Avery Fitzgerald **Second** and the motion
85 **Passed** all in favor.
86 i. John Rosenberger – yes
87 ii. Norm Beagley – absent
88 iii. Brent Carter – yes
89 iv. Daron Hughes – yes
90 v. Avery Fitzgerald – yes
91 vi. Bruce Nieveen – yes
92

Commissioner Brent Carter stated that he would be abstaining from the next two agenda items as they are for buildings on his property.

6. Discussion and possible action on a site plan for Brent Carter for a proposed accessory building located at 545 W 800 S parcel #32.011.0088

- a. The commission went through the site plan and found that it met all requirements.
- b. Commissioner Avery Fitzgerald made a motion to approve the site plan for the proposed accessory building. Commissioner Bruce Nieveen Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – abstained
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes

7. Discussion and possible action on a proposed site plan for a n accessory building for Brent Carter located at 1388 South State Street Parcel #32.011.0107

- a. The commission went through the site plan and found that it met all requirements, with the exception of two measurements. Mr. Carter said that he had those measurements and added those to the site plan.
- b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan for the proposed accessory building Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – abstained
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes

8. Discussion on an amendment to the subdivision ordinance.

- a. The commission discussed that the new State of Utah's Legislative session is about to begin, and they do expect to see some changes to the requirements for the updated Subdivision ordinance. It was suggested by the city attorney Josh Nielsen that they wait to discuss this again in March after the changes have all been completed. They also discussed the option of using some of the state-funded assistance from different engineering firms. They asked Deputy Clerk Nicole Preston to investigate if there were firms that are close by that would be willing to help the town out.

9. Commission Comments

- a. The commission discussed the need for a new member as Tami Balzly had completed her term. The names of Melissa Scott and Jana Manookin were presented as options. Commissioner Daron Hughes said that he would be

happy to talk to them and see if one would be willing to serve on the commission.

- b. The commission nominated Daron Hughes to be the replacement for Tami Balzly as the Vice-Chair.
- c. Commissioner Brent Carter made a motion to have Daron Hughes as Vice-Chairman. Commissioner Avery Fitzgerald Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – yes
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
- d. Commissioner Daron Hughes agreed to serve as Vice-Chair

10. Motion to Adjourn

- a. Commissioner Brent Carter made a **Motion** to adjourn. Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – absent
 - iii. Brent Carter – yes
 - iv. Daron Hughes – yes
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
- b. The meeting was then adjourned at 7:50pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on: March 7, 2024

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