

**Genola Town
Planning Commission Meeting Minutes
August 1, 2024**

Planning Commission Present: Chairman John Rosenberger, Commissioners: Avery Fitzgerald, Bruce Nieveen, Norm Beagley, Melissa Scott **Absent:** Vice-Chair Daron Hughes, Commissioner Brent Carter

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

Public Present: Noelle Winter, Brandon Winters, Joel Bishop, Laurel Bishop, Blaine Kenison, Laurel Kenison

1. Chairman John Rosenberger called the meeting to order at 7:00pm.

- a. Commissioner Melissa Scott gave the opening prayer
- b. Commissioner Avery Fitzgerald 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 July 10, 2024.

- a. Chairman John Rosenberger made a **Motion** to approve the minutes of July 10 , 2024. Commissioner Norm **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent
 - iv. Daron Hughes – absent
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - vii. Melissa Scott - yes

PUBLIC HEARING

3. Public Hearing – The Purpose of this public hearing is to consider a proposed zone change petition from A-1 Agricultural to the R-1 Residential Zone for property owned by Trust 185 Parcel #29.034.0005 and 29.034.0006 located at approximately 425 S 600 W.

- a. Commissioner Avery Fitzgerald made a **motion** to open the public hearing. Chairman John Rosenberger **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent
 - iv. Daron Hughes – absent
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - vii. Melissa Scott – yes
- b. There was no one signed up for the public hearing

- 48 c. Chairman John Rosenberger made a **Motion** to close the public hearing.
49 Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
50 i. John Rosenberger – yes
51 ii. Norm Beagley – yes
52 iii. Brent Carter – absent
53 iv. Daron Hughes – absent
54 v. Avery Fitzgerald – yes
55 vi. Bruce Nieveen – yes
56 vii. Melissa Scott - yes
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59 **4. PUBLIC HEARING – The purpose of this hearing is to get public input on a**
60 **proposed amendment to the conditional use permit ordinance.**

- 61 a. Commissioner Norm Beagley made a motion to open the public hearing.
62 Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
63 i. John Rosenberger – yes
64 ii. Norm Beagley – yes
65 iii. Brent Carter – absent
66 iv. Daron Hughes – absent
67 v. Avery Fitzgerald – yes
68 vi. Bruce Nieveen – yes
69 vii. Melissa Scott – yes
70 b. There was no one signed up for the public hearing.
71 c. Chairman John Rosenberger made a Motion to Close the public hearing.
72 Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
73 i. John Rosenberger – yes
74 ii. Norm Beagley – yes
75 iii. Brent Carter – absent
76 iv. Daron Hughes – absent
77 v. Avery Fitzgerald – yes
78 vi. Bruce Nieveen – yes
79 vii. Melissa Scott – yes
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81 **5. Discussion and possible action on a proposed rezone petition from A-1**
82 **Agricultural zone to R-1 Residential zone for the property owned by Trust 185**
83 **Parcel #29.031.0005 and 29.034.0006 located at approximately 425 S 600 W.**

- 84 a. The commission discussed this property and referred to the proposed zoning
85 maps and current zoning maps. And found that that this petition fit into those
86 proposed zoning map.
87 b. Chairman John Rosenberger made a Motion to recommend to the town council
88 the proposed rezone from A-1 Agricultural zone to R-1 Residential zone for the
89 property owned by Trust 185 Parcel #29.034.0005 and 29.034.0006.
90 Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.
91 i. John Rosenberger – yes
92 ii. Norm Beagley – yes
93 iii. Brent Carter – absent
94 iv. Daron Hughes – absent

- v. Avery Fitzgerald – yes
- vi. Bruce Nieveen – yes
- vii. Melissa Scott – yes

6. Discussion and possible action on a proposed Final Mylar for the Kenison Estate subdivision a 3-lot subdivision located at 722 W 2400 N Parcel #29.006.0027.

- a. The commission went through the Final Mylar Checklist and found that the Mylar met all requirements.
- b. Chairman John Rosenberger made a motion to the approve the Final Mylar for the Kenison Estate Subdivision. Commissioner Norm Beagley Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent
 - iv. Daron Hughes – absent
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - vii. Melissa Scott – yes

7. Discussion and possible action on a proposed site plan for a new home for Noelle Winter Located in the Idlewild Farms Subdivision Lot 1 located at approximately 352 W 400 S.

- a. The Commission went through the site plan checklist and found that the site plan met all the requirements.
- b. Commissioner Avery Fitzgerald made a **Motion** to approve the site plan. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent
 - iv. Daron Hughes – absent
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - vii. Melissa Scott – yes

8. Discussion and possible action on a proposed amendment to the Conditional Use Ordinance.

- a. The time was turned over to Mr. Nielsen to explain the proposed changes. He reported that there is not an immediate rush on this as this will put everyone on notice it gives the Town the opportunity to review this document that hasn't been reviewed, amended or used in ten years. The commission decided to table this discussion until next month to give them more time to study the proposed changes.
- b. Commissioner Norm Beagley made a motion to Table this agenda item until next month. Commissioner Avery Fitzgerald Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent

- iv. Daron Hughes – absent
- v. Avery Fitzgerald – yes
- vi. Bruce Nieveen – yes
- vii. Melissa Scott - yes

9. Discussion on the memo from Hansen Planning Group regarding the required changes to the subdivision ordinance.

- a. The Commission reviewed the document which outlined the required changes that would be needed to the subdivision ordinance to become complaint with the new state laws. They discussed at length the three main questions that Hansen Planning Group requested answers too these included
 - i. To keep the subdivision process in a two-phase process as it currently it.
 - ii. Require all infrastructure designs to be included during the preliminary phase.
 - iii. That there be only one process regardless of how many lots are a part of the subdivision.
 - iv. They also asked Deputy Clerk Preston to make sure that in the document there is verbiage that if there are substantial changes made to the plat that the entire subdivision process will start over.
 - v. The commission determined that they would continue to discuss this agenda item next month and asked Deputy Clerk Preston to ask Hansen Planning Group to come to that meeting.

10. Commission Comments

- a. Commissioner Norm Beagley asked that they look at the Appendix Table in conjunction with the Conditional Use Permit ordinance. Chairman Rosenberger then instructed Clerk Thomas to have a public hearing next month on changes to the appendix table.

11. Motion to Adjourn

- a. Commissioner Norm Beagley made a **Motion** to adjourn. Chairman John Rosenberger **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Norm Beagley – yes
 - iii. Brent Carter – absent
 - iv. Daron Hughes – absent
 - v. Avery Fitzgerald – yes
 - vi. Bruce Nieveen – yes
 - vii. Melissa Scott – yes
- b. The meeting was then adjourned at 7:58pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on: September 5, 2024

Lucinda Thomas

Lucinda Thomas, City Recorder