

**Genola Town
Planning Commission Meeting Minutes
October 3, 2019**

Planning Commission Present: Vice-Chair John Rosenberger, Avery Fitzgerald, Norm Beagley, and Tami Balzly

Staff Present: City Councilman Bryan Draper, City Recorder Lucinda Thomas, Cedar Gamble, Brittany Thornton, Elizabeth from MAG

Public Present: Neil & Kamaree Oldham, Chase Steele

7:00 p.m. PLANNING COMMISSION MEETING:

Vice-Chair Rosenberger called the meeting to order at 7:05 p.m.

- a. Opening prayer was given by Commissioner Beagley
- b. Pledge of allegiance led by Vice-Chair Rosenberger
- c. Public Forum – No public comment was made during the public forum.

AGENDA ITEMS:

1. Approval of the Planning Commission meeting minutes from September 5, 2019.

Vice -Chair Rosenberger made a **Motion** to approve the Planning Commission meeting minutes from September 5, 2019 with changes submitted.

Commissioner Fitzgerald **Seconded** and the motion **Passed** all in favor.

2. Discussion and possible action on a site plan for a for a new home on property owned by Neil and Kamaree Oldham Parcel 49.869.002, located at 853 N. Main Street in Genola.

City Recorder Thomas handed out a site plan to the commission. The commission reviewed the site plan to ensure it meets all of the city's requirements. Neil and Kamaree Oldham were in attendance.

Commissioner Balzly made a **Motion** to approve the site plan for a new home on property owned by Neil and Kamaree Oldham, located at 853 N. Main Street with the following contingencies:

- Show the pressured irrigation line.
- Include a scale on the plan.
- Show existing houses within 200 feet of the proposed home.

Vice-Chair Rosenberger **Seconded** and the motion **Passed** all in favor.

3. Discussion and possible action on a site plan for a new home on property owned by Chase Steele Parcel #29.036.0067, located at 989 E. Hwy 6 in Genola.

City Recorder Thomas handed out a site plan to the commission. The commission reviewed the site plan to ensure it meets all of the city's requirements. Chase Steele was in attendance.

Commissioner Beagley made a **Motion** to approve the site plan for a new home on property owned by Chase Steele, located at 989 E. Hwy 6 in Genola. with the following contingencies:

- Show existing houses within 200 feet of the proposed home.

- Add the northeast property line and bearing to the plan.

Commissioner Fitzgerald **Seconded** and the motion **Passed** all in favor.

4. Discussion and review of the final draft of Genola General Plan with Mountainland Association of Governments.

Elizabeth with Mountainland Association of Governments addressed the commission and explained the handout she gave to the commission. She pointed out that a section was added to Page 16, which is a brief description of where certain types of land uses can be located within the city. She pointed out that changes were made to Page 47, per the request of the Commission. Elizabeth recommended that the next steps be to hold a public hearing, noticed 10 days in advance, and then recommendation could be given to the City Council. Ms. Thomas reported that a public hearing will be posted for next month. Vice-Chair Rosenberger reported that he will be attending the City Council meeting and could present that to the council.

Vice-Chair Rosenberger made a **Motion** to approve the plan with the addition of map and verbiage added and recommend a public hearing be held next month.

Commissioner Fitzgerald **Seconded** and the motion **Passed** all in favor.

5. Discussion and possible action on approval of a vicinity map for a subdivision for JDH Development located at approximately 800 E. 400 N. Genola consisting of 69.9 acres with 25 units.

Jason with JDH Development addressed the commission and they reviewed the proposed subdivision to ensure that it meets all the city's requirements. A discussion was held regarding where access into the subdivision would be, and that any agreements with the Batemans need to be taken into account. Vice-Chair Rosenberger suggested that any major jogs in the road be avoided. Jason with JDH stated he will make some adjustments and bring this back at a later date. A discussion was held regarding 600 East and Ms. Thomas reported that the town needs to include this road in its general plan at some point. The commission went over the checklist for a vicinity map with Jason and pointed out a few things that need to be shown when this comes back before the commission. Ms. Thomas reported she will look into any existing agreements with the Batemans.

Vice-Chair Rosenberger made a **Motion** to table the vicinity map for a subdivision for JDH Development, located at 800 E. 400 N.

Commissioner Balzly **Seconded** and the motion **Passed** all in favor.

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95 6. Discussion and review regarding the Nuisance Ordinance 2007-06-27.
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97 This item will be tabled to a future date, due to legal counsel not being in attendance.
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99 7. Discussion on drafting a Mining Ordinance.
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101 Discussion was held on drafting a mining ordinance, since legal counsel was not yet in
102 attendance to discuss the nuisance ordinance. Commissioner Beagley spoke on Santaquin's
103 ordinance being on hold for the time, until the state legislature makes some recommendations
104 on these types of ordinances. Ms. Thomas suggested working on one for the time being, so it's
105 ready when the time comes. Ms. Thomas pointed out that the commission had been given a
106 copy Santaquin's proposed ordinance to review as well as what the city has in place currently.
107 Ms. Thomas stated she will send these ordinances out again for the commission to begin
108 looking at.
109

110 Vice-Chair Rosenberger commented on the vacancies on the Planning Commission. Recorder
111 Thomas reported that Grant Lundburg, Thad Rowley, and Todd Scott have all voiced interest.
112 Commissioner Beagley spoke on the possibility of having alternates, Ms. Thomas reported she
113 will talk to the mayor on this.
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115 Commissioner Beagley spoke on elections taking place this year. Ms. Thomas reported that a
116 meet the candidate night will happen next week.
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118 Vice-Chair Rosenberger made a **Motion** to adjourn.

119 Commissioner Beagley **Seconded** and the motion **Passed** all in favor.

120 The meeting was adjourned at 7:53 p.m.
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123 Minutes prepared by Minutes Secretary Brittany Thornton
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126 Approved on: 11/7/2019

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Lucinda Thomas, City Recorder
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