

**Genola Town
Planning Commission Meeting
September 3, 2020**

Planning Commission Present: Chairman John Rosenberger, Commissioners Calvin Ewell, Avery Fitzgerald and Brad Dinkel

Staff Present: City Recorder Lucinda Thomas, City Attorney Josh Nielsen, Cedar Gambling and Brittany Thornton

Public Present: Veronica Jackson, JD Deveraux, Roger Mitoray,

7:00 p.m. PLANNING COMMISSION MEETING:

Chairman Rosenberger called the meeting to order at 7:04 p.m.

Commissioner Ewell gave an opening prayer.

Pledge of allegiance was led by Commissioner Fitzgerald.

No public comment was heard.

AGENDA ITEMS:

1. Report on Town Council Meeting by Planning Commission Chair Rosenberger

Chair Rosenberger reported on recent action taken by the Town Council. Chair Rosenberger reported that the Throckmorton subdivision was denied by the Town Council due to 200 South being on the town's master plan for a future road.

2. Approval of the Planning Commission meeting minutes from August 6, 2020.

Chair Rosenberger made a **Motion** to approve the Planning Commission meeting minutes from August 6, 2020.

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

3. Discussion and possible action on approval for a lot line adjustment for Neil & Sherie Ewell on parcel #38.321.0001 & 29.030.0034.

Lucinda Thomas reported she has been unable to get in contact with the Ewell's.

Chair Rosenberger made a **Motion** to continue the lot line adjustment until next month.

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

4. Discussion with Roger Mitoray for possible land uses on Parcel #29.031.0012 and 29.031.0011 and to explore the community wish list.

Roger Mitoray addressed the Commission regarding a piece of land his companion is interested in buying and the possible uses for that land, which is a bog.

Josh Nielsen indicated this is a land use issue, and the Planning Commission is the right place to start although they have the option to defer to the Town Council. Mr. Mitoray reported the piece of land is between 800 and 400 North and asked for feedback from the Commission on what some possible uses could be for this piece of property. Commissioner Fitzgerald asked Mr. Mitoray what his desire would be with the property and Mr. Mitoray suggested maybe some sort of lake. Chair Rosenberger suggested that he come back with a proposal for the piece of land. A representative of the landowner reported that a structure can be placed on the property, as long as it doesn't require a septic system which is where Mr. Mitoray comes in with a combustible toilet he's developing. Mr. Mitoray reiterated that he would like to propose some sort of pond on the property.

5. Discussion and possible action on approval of a vicinity map and preliminary for JF5L Subdivision for Property owned by Veronica Field Parcel # 29.029.0063.

JD Devereaux was present to answer any questions as the Commission reviewed the proposed vicinity map and subdivision preliminary. Mr. Devereaux presented a subdivision plat map which addresses the way the subdivision was illegally developed back in 2008, with an agriculture division instead of a subdivision. Mr. Devereaux reported he had spoken to Chris Steele and they would be able to hot tap into the water, and the PI is already in place. Mr. Devereaux reported the power will come from across the road with a new transformer placed, and he is waiting for an approval letter from Rocky Mountain Power. Mr. Devereaux indicated a sprinkler system will not be needed because there is a fire hydrant already in place. Mr. Nielsen questioned if an actual vicinity map was presented and Mr. Devereaux reported he can bring that back to the Commission and Mr. Nielsen indicated that this can be done as a contingency. The commission continued reviewing the preliminary subdivision.

Commissioner Dinkel made a **Motion** to recommend approval to the Town Council for approval of a preliminary plat for JF5L Subdivision for property owned by Veronica Field Jackson, Parcel #29.029.0063, with the following contingencies

-A vicinity map be brought to the Planning Commission for approval

-A letter of approval is obtained from the pond company

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

6. Discussion and possible action on a site plan for a new home on property owned by Veronica Field Jackson, located at approximately 880 E. 400 N., Parcel # 29.029.0063.

Commissioner Dinkel made a **Motion** to continue a site plan for a new home on property owned by Veronica Field Jackson, located at approximately 880 E. 400 N., Parcel #29.029.0063.

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

7. Discussion and possible action on a site plan for a new home on property owned by Kaycee Field, located at approximately 115 E 1600 N, Parcel #29.015.0018 in the future North Field Subdivision, Plat A Lot 2.

Mr. Devereaux reported that he had been in contact with the fire marshal, who indicated they could choose between sprinklers or a fire hydrant. Mr. Devereaux stated he will be revising the site plan to show a 10 foot easement for the water line, as well as how a fire truck would access the home. Mr. Nielsen read from the code regarding requirements for a hammerhead turnaround which must have a minimum width of 60 feet. Mr. Devereaux spoke on future development being up in the air right now.

Chair Rosenberger made a **Motion** to continue the site plan for a new home on property owned by Kaycee Field, located at approximately 115 E 1600 N, Parcel #29.015.118 in the future North Field Subdivision, Plat A Lot 2.

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

8. Discussion and possible action on Mining Ordinance draft.

The Commission indicated they are still reviewing the draft and questioned what the process will be. Mr. Nielsen reported that once the draft is done public hearings will be held.

Commissioner Ewell made a **Motion** to continue discussion and possible action on a mining ordinance until next month.

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

9. Discussion on placement of driveways on a corner lots.

Commissioner Dinkel asked for clarification on what Chair Rosenberger is wanting to accomplish with this. Chair Rosenberger spoke on the danger of having corner lot driveways so close to stop signs and this being a safety concern. Chair Rosenberger indicated the Town Council doesn't want to tell people where they can place their houses but they also don't want these driveways to be a safety hazard. Mr. Nielsen discussed options on how this can be accomplished and indicated it would need to be done as part of the site plan before a building permit is issued. Chair Rosenberger indicated he would like the requirement to be 40 feet away from the corner.

Chair Rosenberger reported that his term is coming up in December and indicated he would like to vote in a new chair and vice chair in November, in order to help them make the transition of going before the Town Council.

Commissioner Dinkel made a **Motion** to adjourn.

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

The meeting was adjourned at 8:14 p.m.

Minutes prepared by Minutes Secretary Brittany Thornton

Approved on: 10/1/2020


Lucinda Thomas, City Recorder