

**Genola Town
Planning Commission Meeting
August 6, 2020**

Planning Commission Present: Chairman John Rosenberger, Commissioners Avery Fitzgerald, Norm Beagley, Tami Balzly, Thad Rowley, Calvin Ewell

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

Public Present: Mark Butler, Jon Baum, Neil & Sherie Ewell, Aaraon Davenport, JD Deveraux, Max & Gaylene Throckmorton, Brenan Jackson, Lourin Barlow and Jeremy Thomas

7:00 p.m. PLANNING COMMISSION MEETING:

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

Lucinda Thomas 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.

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

Commissioner Fitzgerald made a **Motion** to approve the Planning Commission meeting minutes from July 2, 2020.

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

3. Discussion and possible action on a site plan for an accessory building on property owned by Mark Butler located at 800 S 298 W. Parcel # 39.162.0002

Mark Butler was present to answer questions as the Planning Commission reviewed the proposed site plan to ensure that it meets all requirements.

Commissioner Beagley made a **Motion** to approve a site plan for an accessory building on property owned by Mark Butler, located at 800 S 298 W, Parcel #39.162.0002.

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

4. Discussion and possible action on a site plan for a new home on property owned by Thomas & Kolbi Tervort located approximately at 1545 N Hillside Dr. in the Genola Hillside Estates Subdivision. Parcel #: 40.411.0011.

No one was present to answer questions as the Planning Commission reviewed the proposed site plan to ensure that it meets all requirements. Commissioner Beagley pointed out that the culinary water is not shown on the site plan.

Commissioner Rowley made a **Motion** to approve a site plan for a new home on property owned by Thomas & Kolbi Tervort, located at approximately 1545 N Hillside Dr. in the Genola Hillside Estates Subdivision, Parcel #40.411.0011 with the following contingencies:

-that the measurement on the west side of the property is shown

-that the location of the culinary water meter is shown

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

5. Discussion with Aaron Davenport about requirements for building a storage unit on property approximately at 475 S State Street. Parcel # 29.035.0173

Aaron Davenport indicated that he is looking at how best to utilize this property and is considering building storage units. Commissioner Beagley spoke on the processes that would need to be taken, starting with rezoning the property for this type of use. Mr. Davenport questioned the subdivision process and if it could be done concurrently with a rezone and Ms. Thomas reported they can be done together but the subdivision would be contingent on approval of the zone change. Mr. Davenport thanked the commission for their time.

6. Discussion with Neal & Sherie Ewell concerning a lot line adjustment for Parcel #'s 38.321.0001 & 29.030.0034 to gain better access for the home they own at 12 N Main Street.

Neal & Sherie Ewell were present to discuss this item with the Commission. Ms. Ewell reported that they are requesting a lot line adjustment of approximately .18 acres, in order to gain better access for their home at 12 N Main Street. Mr. Nielsen pointed out that there is direction given on a lot line adjustment in the subdivision ordinance. It was determined that Mr. and Mrs. Ewell would have their surveyor provide an accurate legal description and then bring this back before the Commission.

7. Discussion and possible action on approval of a vicinity map and preliminary of a subdivision for Property owned by Max & Gaylene Throckmorton located at approximately 172 S Main in Genola. Parcel #: 29.034.0026

Max & Gaylene Throckmorton were present to answer any questions as the commission reviewed the proposed vicinity map and preliminary plan.

Commissioner Balzly made a **Motion** to approve the proposed vicinity map for a subdivision for property owned by Max & Gaylene Throckmorton, located at approximately 172 S Main in Genola, Parcel #29.034.0026.

Commissioner Rowley **Seconded** the motion **Passed** with all in favor.

Commissioner Fitzgerald made a motion to recommend approval of the preliminary subdivision with a contingency to show the fire hydrant and power lines on the plat.

Commissioner Beagley **Seconded** the motion **Passed** with all in favor.

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

JD Devereaux was present to answer any questions as the commission reviewed the proposed site plan for a new home for Kaycee Field. JD Devereaux reported that it will record as soon as improvements are bonded for, which he has worked with Lucinda and Chris on. Commissioner Beagley questioned if this could be approved with a contingency on the subdivision being recorded and Mr. Nielsen reported that would be acceptable. Mr. Devereaux indicated the process has been held up due to the difficulty in getting adequate water for the fire sprinklers to the proposed house site and the Commission urged Mr. Devereaux to solve these issues and bring this back at a later date.

Chair Rosenberger made **Motion** to table the site plan for a new home on property owned by Kaycee Field, located at approximately 115 E 1600 N, Parcel #29.015.0018 in future North Fields Subdivision, Plat A Lot 2.

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

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

JD Devereaux was present to answer any questions as the Commission reviewed the proposed site plan for a new home for Veronica Field Jackson. The Commission questioned whether Parcel # 29.029.0063 was a legal lot and had been through the subdivision process. The Commission also requested a larger plan, as they were having a hard time reading the dimensions on the one presented to them. Commissioner Beagley suggested that this item also be tabled in order to determine if the subdivision process was followed and also to provide a better plan for the Commission to look at.

Commissioner Rosenberger made a motion to table the 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 Beagley **Seconded** and the motion **Passed** all in favor.

10. Discussion and possible action on a site plan for a Pole Barn on property owned by Jon Baum, located at approximately 935 N 350 E Parcel # 40.401.0007.

Jon Baum was present to answer any questions as the commission reviewed the proposed site plan.

Commissioner Beagley made a **Motion** to approve the proposed site plan for a Pole Barn on property owned by Jon Baum, located at 935 N. 350 E, Parcel #40.401.0007 with the following contingencies:

- that the fire hydrant is shown
- that the distance to existing structures is zone
- that the PI is shown
- that the drawing be to scale

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

Chair Rosenberger made a **Motion** to open the public forum.

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

Lourin Barlow addressed the commission and questioned the possibility of having an accessory apartment above a garage on a piece of property he's considering buying. Mr. Barlow also addressed the water table in the area, which would prevent him from a basement apartment. Commissioner Balzly read from the ordinance regarding an accessory apartment and it needing to be attached to the main structure through a livable area.

Jeremy Thomas addressed the commission regarding a proposed lot line adjustment, in order to make one of the pieces his family owns 10 acres and the other approximately 54 acres. Chair Rosenberger stated this shouldn't be a problem as long as descriptions are given for each lot through a survey.

11. Discussion and possible action on drafting a Mining Ordinance.

Mr. Nielsen asked for feedback on the mining ordinance and Ms. Thomas reminded the commission to send their revisions to Mr. Nielsen, if they haven't already done so.

Commissioner Beagley made a **Motion** to table this item.

Commissioner Rowley **Seconded** and the **Motion** passed all in favor.

12. Discussion on placement of driveways on a corner lot.

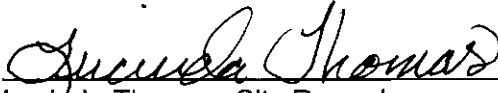
Chair Rosenberger commented on driveways being placed near stop signs on corner lots, and the safety hazard this creates. Chair Rosenberger suggested this be an item on site plan checklists. Mr. Nielsen reported that driveways on property aren't regulated as part of the subdivision process. Mr. Nielsen pointed out this isn't required as part of a site plan and the Commission does not dictate where a resident can or can't place their driveway. Mr. Nielsen questioned whether they want to add this as a provision as part of the building permit process and Commissioner Beagley commented on this being hard to regulate if they decide to add another driveway after their home is built. Mr. Nielsen reported he will look at what other cities have done and report back to the commission.

Commissioner Balzly reported that as part of the Throckmorton subdivision discussed earlier that a planned road was missed as part of that discussion (200 South). Mr. Nielsen pointed out that this can be corrected with the Town Council next week.

Chair Rosenberger made a **Motion** to adjourn.
Commissioner Beagley **Seconded** and the motion **Passed** all in favor.
The meeting was adjourned at 9:35 p.m.

Minutes prepared by Minutes Secretary Brittany Thornton

Approved on: 9/3/2020



Lucinda Thomas, City Recorder