

**Genola Town
Planning Commission Meeting
October 1, 2020**

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

Staff Present: City Recorder Lucinda Thomas

Public Present: Ron Hawkins, JD Devereaux, Roger Mitoray, Michael Cowan

7:00 p.m. PLANNING COMMISSION MEETING:

Chairman Rosenberger called the meeting to order at 7:00 p.m.

Ron Hawkins gave an opening prayer.

Pledge of allegiance was led by Planning Commission Chair John Rosenberger.

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 September 3, 2020.

Commissioner Fitzgerald made a **Motion** to approve the meeting minutes from September 3, 2020.

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

3. Discussion and possible action on a vicinity map and approval of a letter from Highline Canal for JF5L Subdivision for property owned by Veronica Field Jackson, Parcel #29.029.0063.

Chair Rosenberger reminded the commission that this has been approved by the council with the stipulation that this come back before the commission. JD Devereux indicated that the right of way issues had been resolved.

The commission reviewed the proposed vicinity map to ensure that it adheres to all city ordinances.

Commissioner Beagley made a **Motion** to approve the vicinity map and letter from Highline Canal Company for JF5L Subdivision for property owned by Veronica Field Jackson, Parcel #29.029.0063.

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

4. Discussion and possible action on an amendment to a preliminary plat for the North Field Subdivision, Plat A Lot 2. Property owned by Kaycee Field, located at approximately 115 E 166 N, Parcel #29.015.0018.

JD Devereaux was present to answer any questions as the commission reviewed the proposed preliminary plat. Mr. Devereaux indicated the preliminary was previously approved but wasn't showing a water meter. Mr. Devereaux indicated they will be brining an 8 inch water line to the house and installing a fire hydrant. Mr. Deveraux reported there will be a hammerhead installed for fire access. Commissioner Beagley requested that Mr. Devereaux check with Fire Chief McMullin on access for fire engines, and Mr. Devereaux indicated he would do so.

Commissioner Fitzgerald made a **Motion** to recommend approval to the City Council with the following contingencies:

- that the water meter be relocated to the north of the private access
- label the distance between hay shed and barns
- it will be a legal subdivision

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

5. 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 future North Field Subdivision, Plat A Lot 2.

Lucinda Thomas reported that this was not supposed to be on tonight's agenda.

Commissioner Beagley made a **Motion** to table the site plan for a new home on property owned by Kaycee Field.

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

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

Lucinda Thomas reported this item is not yet ready but will be ready next month.

Chair Rosenberger made a **Motion** to continue the lot line adjustment for Neil & Sherie Ewell. Commissioner Balzly **Seconded** and the motion **Passed** all in favor.

Commissioner Ewell questioned how Neil & Sherie would be informed of this and Ms. Thomas reported she had spoken with Sherie and they are aware.

7. Discussion and possible action on a site plan for two accessory buildings on property owned by Ron & Marianne Hawkins, located at 257 E 800 S, Parcel #29.035.0175.

Ron Hawkins was present as the commission reviewed the proposed site plan for two accessory buildings to ensure it meets all requirements.

Commissioner Beagley made a **Motion** to approve the proposed site plan for two accessory buildings on property owned by Ron & Marianne Hawkins, located at 257 E 800 S. Commissioner Rowley **Seconded** and the motion **Passed** all in favor.

8. Discussion and possible action on a Mining Ordinance draft.

Ms. Thomas indicated that Josh Nielsen was unable to attend this evening. Commissioner Balzly indicated she believes the ordinance is weak as it's currently written and Chair Rosenberger indicated it is just a starting point. Commissioner Beagley voiced concern that this ordinance does not address blasting and is more towards surface extraction. Commissioner Beagley Commissioners Beagley and Balzly concurred with the ordinance not allowing for any sort of blasting. Commissioner Rowley indicated the ordinance needs to be hard enough that it discourages these types of uses. Chair Rosenberger stated the commission needs to get their comments and concerns to Josh Nielsen so he can start combining them into a working document. Chair Rosenberger indicated this will be back on next month's agenda.

12. Discussion and possible action with Roger Mitoray for possible land uses on Parcel #29.031.0012 and Parcel #29031.0011. (Item 12 was heard out of order)

Roger Mitoray reported that the property in question is located 4,000 feet from Main Street. Mr. Mitoray reported his proposal would be to turn the property into a subdivision of solar homes with combustible toilets. Mr. Mitoray explained how combustible toilets work and indicated he is in the process of getting a patent through the State of Utah. Chair Rosenberger questioned where the access to the property will be and Mr. Mitoray reported there is another access which is not a designated city street. Commissioner Beagley indicated access would have to be through a dedicated city street. Chair Rosenberger suggested a soils engineer evaluate the property to determine if it's even buildable. Mr. Mitoray reported the proposal will be for 8-10 houses max on the property.

Mr. Mitoray indicated his second proposal would be for a combustible cow manure plant. Chair Rosenberger indicated the property is not zoned for commercial uses and is currently agriculture. Mr. Mitoray reported this is essentially a solar sileage pit that would help dispose of manure. Commissioner Rowley reported there is a large demand for organic compost to produce organic fruit.

Commissioner Beagley asked what the advantage of combustible toilets would be and Mr. Mitoray replied it eliminates plumbing lines.

Discussion was held regarding the Army Core of Engineers needing to approve a subdivision in the area, due to protected wetlands in the area. Mr. Mitoray indicated the Army Core of Engineers has turned this over to Genola and Commissioner Beagley indicated this is usually not how the Core of Engineers works.

9. Discussion on placement of driveways on corner lots.

Chair Rosenberger reported he talked with the Council on this item and they do not want to dictate where people can build their houses. Chair Rosenberger reported Josh Nielsen is working on this and how to address safety issues on corner lots.

11. Discussion with Michael Cowan to talk about Parcel #29.030.0088 and the proposed road at 350 E. (Item 11 was heard out of order)

Michael Cowan addressed the commission on his desire to build a home. Mr. Cowan indicated his concern is with the proposed road through that area and whether he would have to build half of the road. Mr. Cowan voiced concern with wasting money on building half of a road that will not be utilized for some time. Mr. Cowan questioned whether he can bond some money to the city for future construction of the road. Mr. Cowan voiced concern over this requirement and questioned what can be done to get around this. Commissioner Beagley indicated the city can't go against their own code and the council has denied similar requests. Commissioner Beagley voiced concern about the inflation of cost over a 20 year period and that money posted now might not be enough to construct a road in the future. Ms. Thomas indicated Mr. Cowan can take this matter to the City Council if he desires. Commissioner Beagley explained the process of how the right of way for the road would be dedicated, thereby creating two lots.

10. Discussion on recommendations for a new Planning Commission chairman.

Chair Rosenberger indicated his term ends in December and questioned whether it was time for someone else to have a turn. The commission voiced support for extending the term for the chair. Commissioner Rowley questioned how the term could be lengthened. Ms. Thomas reported he could go another 4 years. Chair Rosenberger indicated who ever is the chair has to report monthly to the town council.

Commissioner Rowley questioned where Genola gets its municipal water and Ms. Thomas reported there is a well and also 100 gallons a minute comes from Santaquin City. Ms. Thomas reported that when the water master plan was done it indicated there should be enough water to build the town out in 2 ½ acre lots.

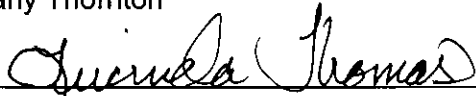
Commissioner Rowley made a **Motion** to adjourn.

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

The meeting was adjourned at approximately 8:40 p.m.

Minutes prepared by Minutes Secretary Brittany Thornton

Approved on: 11/5/2020



Lucinda Thomas, City Recorder