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Town of Genola

Planning Commission Regular Meeting

August 19, 2021

City Officials Present: Chairman John Rosenberger, Vice-Chair Brad Dinkel, Commissioners Thad Rowley, Avery Fitzgerald, Calvin Ewell - Commission Vice-Chair Dinkel Conducted the meeting

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

Public Present: Gaylyn Beckstrom, Linda & Lonnie Fullmer, JD Deveraux, Lorin Barlow, Branden Kirk, Allen York, Luacie York, Dick York, Jake Thompson, Chris Wilson, Laurel Kenison, Rose Draper, Jeanette Parker, Daniel Parker, Wayne Parker, Quin Parker

1. **Call to Order** – Vice-Chair Dinkel called the meeting to order at 7:00pm
 - a. Commissioner Ewell gave the opening prayer
 - b. Commissioner Fitzgerald led the Pledge of Allegiance
2. **Approval of Minutes for July 1, 2021**
 - a. There was a question regarding the meeting date on the minutes,
 - b. Chairperson Rosenberger made a **Motion** to approve the minutes from July 1, 2021 with the contingency that the meeting date is correct. Commissioner Fitzgerald **Second** and the motion **Passed** all in favor.

There was no one signed up for the Public Forum

3. **Discussion and possible action regarding a site plan for a new home located at approximately 115 E 1600 N North Feild Subdivision Lot 2 owned by Kaycee Feild.**
 - a. JD Deveraux was available to for any questions regarding this site plan. The commission went through the checklist and found that it met all requirements, except marking the Rocky Mountain Power connection to the site plan.
 - b. Chairperson Rosenberger made a **Motion** to approve the site plan for a new home located at approximately 115 E 1600 N North Feild Subdivision Lot 2 owned by Kaycee Feild with the contingency that they add the Rocky Mountain Power connection to the site plan, Commissioner Dinkel **Second** and the motion **Passed** all in favor.
4. **Discussion and possible action a site plan for a new home for Danny and Summer Ray located at approximately 133 E 800 N parcel #49.371.0005.**
 - a. Branden Kirk, contractor for the Ray's,
 - b.
 - c. was available for questions regarding this site plan. The commission went through the checklist and found that it met all requirements.
 - d. Commissioner Rowley made a **Motion** that they approve the site plan for a new home for Danny and Summer Ray located at approximately 133 E 800 N Parcel #49.371.0005. Commissioner Fitzgerald **Second** and the motion **Passed** all in favor.
5. **Discussion and possible action regarding a new site plan for an accessory building located at approximately 1677 N Main located in the Valley View Point Subdivision Plat A lot 3 owned by Lorin C. Barlow.**
 - a. Lorin Barlow was present and available for any questions regarding this site plan. The Commission went through the checklist and found that this site plan met all requirements.
 - b. Chairman Ewell made a **Motion** to approve the site for an accessory building located at approximately 1677 N Main located in the Valley View Point Subdivision Plat A Lot 3. Commissioner Fitzgerald **Second** and the motion **Passed** all in favor.

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56 **6. Discussion and possible action for a preliminary plat for the F. Mecham Plat F Subdivision**
57 **owned by the F. Mecham Trust located at approximately 600 W 600 S Parcel #29.034.0099**

- 58 a. The last time that this subdivision came before the Planning Commission they had not received
59 their Hydraulic Analysis Approval or their Board of Environmental Health approval, now they do
60 meet these requirements. They went over the last preliminary plat review and went over all of the
61 requirements that were needed to complete the necessary requirements. One point of discussion
62 was making sure that the water line was pushed further than just the middle of the road. This
63 would prevent digging of new roads for connections to the next phases. The Drainage issues
64 were fixed to match the Genola Standards.
65 b. Commissioner Rosenberger made a **Motion** to recommend to the City Council the preliminary
66 plat for the F. Mecham Plat F Subdivision owned by the F. Mecham Trust located at
67 approximately 600 W 600 S Parcel #29.034.0099. Commissioner Rowley **Second** and the
68 motion **Passed** all in favor.
69

70 **7. Discussion and possible action regarding lot line adjustments and an amended plat for the**
71 **Elmwood Subdivision**

- 72 a. It was determined that this agenda item will need to be tabled as the Mr. Davis wasn't in
73 attendance to present to the commission.
74 b. Commissioner Dinkel made a **Motion** to table this agenda item. Chairperson Rosenberger
75 **Second** and the motion **Passed** all in favor.
76

77 **8. Discussion and possible action regarding a preliminary plat for the York Farm Estates owned**
78 **by TKW Holdings, Jeannette parker, and Dick York located at approximately 783 West 2400**
79 **North Parcel #'s 29.016.0049, 29.016.0056, 29.016.0057, 29.016.0058.**

- 80 a. Mr. Chris Wilson was there to represent TKW, and Ms. Jeannette Parker was there as the owner
81 of the 100ft x 100ft lot that has been the topic of much discussion. They presented a new set of
82 plans that had some changes that they stated had been recommended by the Mayor and some
83 City Council members and from the planning commission chair. Some of the changes that are in
84 the plat include a dedicated road to show future connectivity. Those who purchase the
85 neighboring parcels to these easements will know that eventually there will be road that will
86 neighbor their lot. The future developed lot has been cut down to 2.26 acres so that when
87 eventually combined with the Parker Property it will equal 2.5 acres. This future developed land
88 will have a contract recorded against it so that this piece will not be able to be sold unless the
89 100ft x 100ft parcel "Parker Parcel" is purchased first. There will be nothing recorded against the
90 Parker Parcel, and they can still sell, maintain, remodel their home just the same as they can
91 today. Mr. Wilson stated that he had worked on this agreement with their attorney as well as the
92 cities attorney Mr. Nielsen. Mr. Wilson continued stating that he knows that he is in the middle of
93 family feud, and they are just trying to develop the land the best they can within the city's code
94 and but also stay out of this family feud. Mr. Nielsen stated that this agreement is not perfect and
95 does not meet all the city exactly but feels like might be the best that they can come up with as it
96 appears that the parties are unable to come to an amicable agreement. At a future date when the
97 two properties can become one, they will have to file for an amended plat to create it as a full
98 legal lot. TKW clarified that they are only limiting the development of the property owned
99 specifically by TKW, not the property owned by the Parker's. Chairman Rosenberger mentioned
100 that he wasn't necessarily comfortable with creating another non-conforming lot in addition to the
101 one that already exists (Parker Parcel). Mr. Wilson continued to express that the proposed
102 agreement with the city would not affect what the property owners of "Parker Parcel" can do
103 legally with their lot and within the rules of the Town of Genola's Ordinance.
104 b. Another issue that was brought up was the septic tank issue. The Parker's believe that the septic
105 for their property is under the proposed road. Mr. Wilson stated that they have been working with
106 Utah County Board of Environmental Health. Mr. Wilson stated that they are unclear exactly
107 where the septic tank is located but have put in easements on the future developed land for the
108 septic system and will put in at their expense a new septic if that is what is required by the county.
109 He stated that they have already drawn up new plans for a new system if they run into this. Mr.
110 Nielsen went on to say that the Town of Genola doesn't have a permit process for moving a

septic tank, we want to know where it is but the county has the authority for this as the Town of Genola have no permits for septic systems. It was also stated that TKW will take care of the septic tank issue if it is confirmed that it is under the proposed road. This will be done complete at the cost of TKW and the Parker's would not have to pay for any of the repairs, costs of replacement, etc.

- c. Mrs. Parker did ask if her property was part of the re-zone. They answered that yes, her parcel was part of the rezone application, that at the Planning Commission level the re-zone was recommended but that it had been tabled at the City Council level until the subdivision preliminary plat could be sorted out. TKW admitted that they are in the middle of the family feud, and they are just trying to make it fair for them as the developer and the city but leave the family out of it. Mrs. Parker asked the commission to review the code 20-13-04. Commissioner Dinkel asked Mrs. Parker what her concern was if the agreement that was being proposed wouldn't affect her property directly. She asked if they were going to follow their code and allow a rezone to occur where it specifically states in the code that no lots can be rezoned if they don't meet the minimum lot size. She was questioning why they are making exceptions to this. City Attorney Mr. Nielsen stated that the rezone questions are a question for the City Council as the Planning Commission had already motioned on the rezone. She then quoted Mr. Nielsen from the Minutes of February 4, 2021, that he told TKW that the "Parker Parcel" would need to be created into a legal parcel to meet the city code and be eligible for the rezone. The proposed contract would only be recorded against the future development lot owned by TKW Holdings not on the "Parker Parcel." Mrs. Parker stated that she was fine with the rezone when they thought that they would be a full legal lot. Mrs. Parker stated she would like the Commission to uphold the current laws and not make exceptions. It was clarified that the "Parker Parcel" would be able to maintain the home on the property and even be able to remodel the home within the current city codes as they are right now.
- d. There were some questions about how they would connect to the secondary water line. They stated that they would have to upgrade those lines as required by Strawberry Highline Canal.
- e. Commissioner Dinkel made a **Motion** to recommend the Preliminary Plat for the York Farm Estates own by TKW Holdings, Parcel #'s 29.016.0049, 29.016.0056, 29.016.0058, 29.016.0057 with the contingency that they add the road dedication to the plat; that they receive the feasibility approval from the Utah County Board of Environmental Health, and the proposed agreements as amended. Commissioner Rowley **Second** and the motion **Passed** all in favor.

9. Discussion and possible action regarding a developmental standards amendment for road cleanliness during construction and adding in the Genola Standards.

- a. Mr. Nielsen explained that some of our water and road standards weren't referenced well in our ordinance and this amendment was simply adding those standards to the developmental standards ordinance. This was not adding anything new just making the ordinance more clear. The Commission felt like this document was just fine and were ready to vote for recommendation to the City Council.
- b. Chairperson Rosenberger made a **Motion** to recommend the developmental standards amendment to the Town Council. Commissioner Dinkel **Second** and the motion **Passed** all in favor.

10. Commission Comments

- a. No comments were given during this meeting

11. Motion to Adjourn

- a. Commissioner Dinkel made a **Motion** to Adjourn. Commissioner Rowley **Second** and the motion **Passed** all in favor. The meeting was then adjourned at 8:25pm.

Minutes prepared by Deputy Clerk Nicole Preston

Minutes Approved on September 2, 2021

Lucinda Thomas City Recorder