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- a. Chairperson Rosenberger made a **Motion** to open the public hearing. Commissioner Dinkel **Second** and the motion **Passed** all in favor.
- b. There were no public comments given

- 43 c. Chairman Rosenberger made a **Motion** to close the public hearing.
44 Commissioner Beagley **Second** and the motion **Passed** all in favor.
45

46 **5. Discussion and possible action regarding a Final Mylar for Rowley Farms**
47 **Subdivision.**

- 48 a. The commission went through to make sure that the mylar met all specifications
49 and requirements, including the addition of the road dedication from a previous
50 lot subdivision created a couple of years ago. They clarified that Chris Steele
51 the Public Works director had completed all inspections and that it was
52 completed. Because this subdivision didn't have any infrastructure
53 improvements there is no bond required.
54 b. Commissioner Beagley made a **Motion** to Approve the Final Mylar for Rowley
55 Farms subdivision Commissioner Dinkel **Second** and the motion **Passed** all in
56 favor.
57

58 **6. Discussion and possible action regarding a proposed Rezone from A-1**
59 **Agricultural Zone to the I-3 Heavy Industrial Zone for the property owned by S.L.**
60 **Nerdherder L.C. & R.S. II No.4 located at approximately 3000 N Lake Road Genola**
61 **Parcel #29.005.0035**

- 62 a. The commission discussed and as this parcel already touches a R-1 zoned
63 parcel it would not be allowed to rezone to I-3 per the City's ordinance that says
64 these two zones are not allowed to be next to each other.
65 b. Commission Rosenberger made a **Motion** to recommend to Town Council that
66 they Deny the application for rezone for property located at approximately 3000
67 N Lake Road Parcel #29.005.0035. Commissioner Dinkel **Second** and the
68 motion **Passed** all in favor.
69

70 **7. Discussion and possible action regarding a proposed site plan for a new home**
71 **for property owned by Jonathon Baum located at approximately 953 N 350 E in**
72 **the Genola Meadows Subdivision Plat A Lot 7 Parcel #40.401.0007**

- 73 a. The Commission went through the checklist and found that it was missing the
74 easements on the site plan and told the property owner that they would need to
75 add to the site plan before a building permit can be issue. The plan was also
76 missing a marked PI meter.
77 b. Commissioner Dinkel made a **Motion** to approve the site plan with the
78 contingency that the easements and PI meter are put on the site plan.
79 Commissioner Beagley **Second** and the motion **Passed** all in favor.
80

81 **8. Discussion and possible action regarding a new home on property owned by**
82 **Dellan Coombs located in the Genola Farms subdivision Plat A Lot 22 Parcel**
83 **#40.544.0022**

- 84 a. The commission went through the checklist and found that this site plan met all
85 requirements and specifications.
86 b. Commissioner Dinkel made a **Motion** to approve the site plan. Chairperson
87 Rosenberger **Second** and the motion **Passed** all in favor
88

89 **9. Discussion and possible action regarding a lot line adjustment for Mark Davis for**
90 **property located at approximately 400 S and 600 W Parcel Numbers 29.034.0045,**
91 **38.540.0001, 38.540.0002, 38.540.0006, and 29.034.0102**

- 92 a. Mark Davis and his brother James Davis were there representing the estate.
93 There was a lot of discussion about what the actual changes that they were
94 proposing. They were able to show the changes that they want to be made to
95 the parcels within a larger plat. They discussed with City Attorney Josh Nielsen
96 what steps would need to be required. Because this already has some platted
97 lots in it, so it will need to have an amended plat and some lot lines adjustments.
98 Some of these lots were created before the 1975 subdivision ordinance and
99 some were created after. It was determined that they can pass then lot line
100 adjustments and the amended plats at the same time. They have a notice ready
101 to go but need to also have a boundary line agreement/quick claim deed and an
102 amended plat that will need to be recorded at the same time. Mr. Nielsen told
103 Mr. Davis to have their engineer call him and he would help him get all the
104 documents needed. Mr. Nielsen recommended to the commission as they are
105 wanting to approve these changes that they approve the notice of approval for
106 signature on behalf of the town, so that they would not have to come back to the
107 town. Mr. Beagley questioned whether the planning commission had the
108 authority to approve the amended plat or if that had to be done by the town
109 council. It was confirmed through the subdivision ordinance that they must have
110 the council sign off on an amended plat.
111 b. Commissioner Beagley made a **Motion** that they approve the notice of lot line
112 adjustments as submitted for the Elmwood Subdivision. Commissioner Ewell
113 **Second** and the motion **Passed** all in favor.
114 c. Commissioner Beagley made a **Motion** that they recommend to the town
115 council the amended plat for the Elmwood subdivision. Chairperson
116 Rosenberger **Second** and the motion **Passed** all in favor.
117

118 **10. Discussion and possible action regarding a proposed amendment to the**
119 **nonconforming Buildings and Uses Ordinance.**

- 120 a. They discussed the changes that were discussed last time. The commission
121 discussed that this is something that they are comfortable with and ready to
122 send this to Town Council.
123 b. Chairperson Rosenberger made a **Motion** to recommend this amendment Title
124 20 Chapter 10 zoning ordinance to the Town Council for approval.
125 Commissioner Ewell **Second** and the Motion **Passed** all in favor.
126

127 **11. Discussion and possible action regarding a development standards amendment**
128 **for road cleanliness during construction.**

- 129 a. Mr. Nielsen discussed with the commission the changes that they had requested
130 to be made from the previous meeting. He mentioned that JUB had contacted
131 the town mentioning a couple of changes that they felt needed to be made to
132 match state code. They updated the clear view intersection section. They
133 wanted the changes of $\frac{1}{4}$ of a mile for any road cleanups. Commissioner
134 Beagley brought up that he was concerned that this was only in force for those
135 building subdivisions, and he would like to see it for those who are building

homes also. They decided that it would be something that should include anything that would require a building permit and building of subdivisions.

12. Commission Comments:

Chairperson Rosenberger then asked if anyone had any other business that they needed to discuss. Commissioner Rowley brought up a point that there is someone who is living in a house that isn't finished. The home in questions has been under construction for several years and they don't have a certificate of Occupancy which means that this is against code. He asked how long a building permit is good for. He was told that they were good for year and that they could an extension for an additional year if needed for an additional fee. He is wondering if there is anything that they can do? They have re-upped their building permit once and charged \$100 but that was over a year ago. This is a family who is just building the house as they go, but they are also using the Culinary Water to water an orchard that they are putting in. Commissioner Beagley brought up a point that the town is probably at a point that we will need to start charging a tiered water usage. It was brought up that our current council probably would not go for that as we have dairy farmers who don't have access to pressurized irrigation water six months out of the year. Commissioner Beagley would like to have the code enforcement officer red tag that property.

Ms. Thomas mentioned that the public works director Chris Steele would like to see that we amend the ordinance to not allow cross connections. He just feels like it is too big of a risk.

Mr. Rosenberger brought up TKW which has some problems, because of the roads and where our master plan does not include proposed roads for them to hook into. They have proposed to the council the plat map which has extra turnarounds halfway down the road. The fire department has passed off on this plat design. The questions is how does the commission feel about these options and is this something that the commission wants to fight. It was brought up that the city has given them the ordinances with which to work with. Commissioner Beagley mentioned that he was concerned with the fact that all they have said is that they do not meet code, but if the council does not like it then they (the council) can change the code.

Commissioner Beagley stated that they as a council will still have some choices to make with TKW even if they bypass the lot length issue, what do they do about the little lot that they are still planning on leaving. Do we follow the playbook that the council has given them which says that they cannot do that, or do they bypass that? Mr. Nielsen reminded them that they should vote their conscious and not what the council thinks.

Commissioner Dinkel brought up a point that he is open to having longer block lengths than 1300 feet as he likes the feel of having separate subdivisions that don't feel like they are part of a bigger city. He felt like as the city grows it would help it maintain a smaller feel. Mr. Nielsen brought up that maybe this conversation might be better to have as an agenda item, and continue this discussion next month

13. Motion to Adjourn

Commissioner Beagley Made a **Motion** to adjourn the meeting Commissioner Dinkel **Second** and the motion **Passed** all in favor.

184

185 Minutes prepared by Deputy Clerk Nicole Preston

186

187

188 Approved on: July 1, 2021

189

Lucinda Thomas, City Recorder