

**Genola Town
Planning Commission Meeting Minutes
December 2, 2021**

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

Staff Present: Lucinda Thomas, Nicole Preston, Josh Nielsen

Public Present:

7:00 p.m. PLANNING COMMISSION MEETING:

1. Chair Rosenberger called the meeting to order at 7:00pm.

- a. Opening prayer was given by Commissioner Thad Rowley
 - b. Pledge of allegiance led by Chairperson John Rosenberger
- Commissioner Calvin Ewell Arrived at 7:03pm
- c. Public Forum - there was no one signed up for the public forum

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from November 4, 2021.

Chairperson John Rosenberger made a **Motion** to approve the Planning Commission meeting minutes from November 4, 2021. Commissioner Calvin Ewell **Seconded** and the motion **Passed** all in favor.

3. Public Hearing: The purpose of this hearing is to consider proposed amendments to the Subdivision Ordinance. Changes to be considered are: that subdivisions will not be allowed to come before the commission until they receive all approval letters. The lot line adjustments to fit the procedure of the ordinance. More clarification on leftover parcels. To add construction drawings with all information that is needed. Update the performance bond to match the state code to be held for one (1) year. Change the term subdivider to developer. Update the maximum length of road to twenty-six hundred feet. Require updated plans to be finished before they go to the Town Council for review.

- a. Chairperson John Rosenberger made a **Motion** to open the Public Hearing. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
- b. There was no one signed up for the Public Hearing
- c. Commissioner Tami Balzly made a **Motion** to close the public hearing. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.

4. Discussion and possible action regarding an amendment to the subdivision ordinance.

- 47 a. The time was then turned over to the Town Attorney Josh Nielsen who reviewed
48 the updated proposal and went over the proposed changes including:
49 i. Requirements before allowing a developer on the planning commission
50 agenda.
51 ii. Lot line adjustment procedures
52 iii. Clarification on leftover parcels
53 iv. Updating performance bond to match State Code
54 v. Changing the term subdivider to developer
55 vi. Added the requirements for road signs to be put in at time of
56 development
57 vii. Signed agreement with the Town of Genola to put in water lines per the
58 water ordinance
59 viii. Payment of all town fees including consultations or legal fees
60 ix. Updating maximum block length to 2600 feet
61 x. Outline to make sure that all requirements are completed and turned in
62 to the Town Office before the preliminary plat can come before the town
63 office.
64 b. The commission discussed that the final plat needs to have a checklist just like
65 the preliminary plat does. It was brought up that they needed to clarify who
66 determines the bond amount for a performance. The commission decided that
67 they would go ahead and continue this till the next scheduled meeting in
68 January.

69 Commissioner Dinkel Joined the Meeting at 7:17pm
70

71 **5. Discussion and possible action on setting the schedule for the year 2022**

- 72 a. The commission decided to keep the schedule for 2022 the same. The First
73 Thursday of every month.
74 b. Commissioner Norm Beagley made a **Motion** to keep the schedule for the
75 planning commission meetings for the first Thursday of every month.
76 Commissioner Thad Rowley **Second** and the motion **Passed** all in favor.
77

78 **6. Planning Commission Chairman Report**

- 79 a. Chairperson Rosenberger reported that the Town Council had a discussion
80 concerning a developer who didn't want to put in some of the proposed roads.
81 He reported that the Town Council will have to make them put in the roads, so
82 that the city doesn't get stuck with the bill.
83 b. He spoke about a concern he learned about in a training that he attended
84 concerning the need to have developers improve some of the collector roads
85 (proposed wide setback roads) as they develop so that the town doesn't get
86 stuck with the cost of widening roads because of their development. However,
87 he felt that this was not something that the town council received well.
88 c. Chairperson Rosenberger then asked the commissioners who are coming up on
89 their terms to let him know if they would be willing to continue serving on the
90 commission. Commissioner Beagley and Commissioner Balzly agreed to
91 continue on, Commissioner Dinkel stated that due to extenuating circumstances
92 he is unable to continue on next year. Chairperson Rosenberger stated that he
93 would let the council know that they would need a new appointee for next year.

- 94 d. The Chairperson then asked any of the public who were in attendance if they
95 had any questions since this was a short meeting. Curtis Thomas then asked a
96 question regarding what is required to speak at any meeting. It was clarified
97 how the process works. The Commission clarified some of the proposals that
98 were talked about during the subdivision discussion including explaining the
99 reasoning about the maximum block length change and how that can affect a
100 developer.
- 101 e. Brent Carter then asked a question regarding easements and secondary water
102 lines. It was clarified that the town has no jurisdiction over the secondary water
103 lines or the easements. That this topic is something that a resident would have
104 to take up with Strawberry/Highline Canal and/or with their local pond company.
105 The town does require that secondary water be available, and connections
106 made for any new lot in a subdivision but that they don't have any jurisdiction
107 about where the lines get put, that would be up to Highline Canal.

108
109 Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Norm Beagley
110 **Seconded** the motion and the motion was **Passed** all in favor. The meeting was
111 adjourned at 7:43pm.

112
113 Minutes prepared by Deputy Clerk Nicole Preston

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115
116 Approved on: January 6, 2022

Please see Town Office for Signed Copy
Lucinda Thomas, City Recorder