

**Genola Town
Planning Commission Meeting Minutes
June 2, 2022**

Planning Commission Present: Chairman John Rosenberger, Vice-Chair Tami Balzly
Commissioners: Avery Fitzgerald, Daron Hughes, Norm Beagley, Thad Rowley

Brent Carter was excused from the meeting due to a previous engagement

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

Public Present: Russell Jorgenson, Jon Jensen, Renae Gheen, Mark Gheen

Chairman John Rosenberger called the meeting to order at 7:04pm.

- a. **Opening prayer was given by Recorder Lucinda Thomas**
- b. **Pledge of allegiance led by Commissioner Avery Fitzgerald**
- c. **Public Forum** – There was no one signed up for the public forum.

1. Swearing in of newly appointed planning commissioner Daron Hughes.

- d. City Recorder Lucinda Thomas swore in Daron Hughes.

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from May 5, 2022.

- a. Chairman John Rosenberger made a **Motion** to approve the minutes for April 7, 2022. Commissioner Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly – yes
 - iii. Avery Fitzgerald – yes
 - iv. Thad Rowley – yes
 - v. Daron Hughes – yes
 - vi. Norm Beagley - yes

3. Planning Commission Chairman Report – Chairman Rosenberger had nothing to report.

4. Discussion and possible action on a site plan for new home for Kim and Carrie Christensen located at approximately 672 N 700 E in the 4B subdivision Lot 4 Parcel #29.284.0004

- a. The commission went through the checklist and found that the site plan was missing the measurements from the future accessory building to the proposed home, they would like the 8" setback to be relabeled Public Utility Easement, and the metal building to be relabeled future metal building as it has not been built yet.

- 47 b. Commissioner Tami Balzly made a **Motion** to approve the site plan with the
48 contingency that the property owner add the dimensions to the future accessory
49 building, relabel the 8" set to Public Utility Easement, and relabel the metal
50 building to future metal building to the site plan. Commissioner Norm Beagley
51 **Second** and the motion **Passed** all in favor
52 i. John Rosenberger – yes
53 ii. Tami Balzly – yes
54 iii. Avery Fitzgerald – yes
55 iv. Thad Rowley – yes
56 v. Daron Hughes – yes
57 vi. Norm Beagley – yes
58

59 **5. Discussion and possible action on a site plan for a new home for Russell**
60 **Jorgensen located at approximately 574 N 700 E in the Genola Farms subdivision**
61 **Plat B Lot 5 Parcel #40.589.0005**

- 62 a. The Commission went through the site plan checklist and found that the site was
63 missing the easements and the secondary water.
64 b. Commissioner Tami Balzly made a motion to approve the site with the
65 contingency that the property owner add the public utility easements and
66 secondary water to the site plan. Commissioner Norm Beagley **Second** and the
67 motion **Passed** all in favor.
68 i. John Rosenberger – yes
69 ii. Tami Balzly – yes
70 iii. Avery Fitzgerald – yes
71 iv. Thad Rowley – yes
72 v. Daron Hughes – yes
73 vi. Norm Beagley – yes
74

75 **6. Discussion and possible action on a site plan for an accessory building for Russell**
76 **Jorgensen located at approximately 574 N 700 E in the Genola Farms subdivision Plat**
77 **B Lot 5 Parcel #40.589.0005**

- 78 a. The commission went through the site plan checklist and found that the site plan
79 was missing the public utility easement.
80 b. Commissioner Tami Fitzgerald made a motion to approve the site plan with the
81 contingency to add the public utility easement to the site plan. Commissioner
82 Avery Fitzgerald **Second** and the motion **Passed** all in favor.
83 i. John Rosenberger – yes
84 ii. Tami Balzly – yes
85 iii. Avery Fitzgerald – yes
86 iv. Thad Rowley – yes
87 v. Daron Hughes – yes
88 vi. Norm Beagley – yes
89

90 **7. Discussion and possible action on a proposed rezone A-1 Agricultural Zone to**
91 **the R-1 Residential Zone for the property owned by Chaffin Ranch.**

- 92 a. Commissioner Norm Beagley clarified that they are seeking a zone change
93 under the same application that was discussed two months previous. Mr. Jon

Jensen from FTJ Development was present and available for discussion. The commission had several concerns the main concern being that this development wouldn't have adequate water. They clarified that they wanted to go to the R-1 Residential Zone so that they can develop with 2.5 acre lots. Commissioner Beagley read the letter that FTJ development sent in conjunction with their request.

May 4, 2022

Town of Genola

74 W 800 S,

Genola, Utah 84655

RE: Letter of Intent for a Zone Change for a Future Residential Subdivision on Parcel #:29:036:0020 (aka, "Chaffin Ranch")

Dear Genola Planning Commission,

As applicants for the zone change and for Chaffin Ranch Subdivision, we desire to formally enter into the minutes our intentions and responses to the concerns voiced by the Planning Commission in the March 3, 2022 meeting.

General Intent

Our zone change and subsequent subdivision application will meet the following:

- No short or long term costs to the Town to be borne by anyone other than the developer and the future residences of this project, other than the current and normal costs the Town bears on all other current projects.

Special Improvements (Water, Secondary Water, etc)

- Any special improvements necessary for the feasibility of this zone change, the subsequent subdivision application, and eventual homes on this property, will be located within the boundary of the project, on private or dedicated property, installed and paid for by the developer, maintained by specific and appropriate governance acceptable by the Town, for the benefit of these specific residences, and borne only by this project and future residences, done to meet State standards.

Secondary Water Above the Canal

- We intend to limit the foot print by which a home would be able to landscape and/or use outdoor water such that appropriate and responsible water use results.

Fowers Orchards

- We would be more than willing to install a solid fence on the contiguous boundaries between the subject property and the Fowers Orchards.

- We would be more than willing to move the access to the property such that all egress and ingress occurs further away from the Fowers Orchards.

- We would be more than willing to modify the design of the project such that no houses front the Fowers Orchard.

Misc.

- There may exist additional concerns. New concerns may arise. However, no solution will include having the Town bear the cost, near or long term, or increase more risk for Fowers Orchards. We propose that your motion include a recommendation such that if these things are not met, then no subdivision plat approval to be granted. This detail in the motion should allow the residential zone change to be contingent upon these conditions. This will eliminate the chance that if time passes and moods change, the Town won't have changes that don't continue these objectives. In other words, either these things are met with the satisfaction of the Town or the subdivision can't be platted. This is reasonable and equitable.

Sincerely,

Jon Jensen

FTJ Development, LLC

b. The commission expressed that one of the biggest concerns is the use of culinary water as irrigation water where many of the proposed lots don't have access to secondary water. The commission felt like that would be too hard to regulate and ultimately it would be the town that would bear the burden of so much extra culinary water being used for outdoor watering. The commission was concerned that with approving a zone change to residential it would provide

certain rights to the property owner including the guarantee of culinary water to an area that they don't know how they will even get the water to the property. The commission was concerned about how any of the proposed regulations that they would impose on the property would be enforced, which would eventually fall upon the Town, and they don't want to incur that cost. The Commission felt like the developer's letter and their proposals don't solve the problems and the commission would rather they come with a solution to the problems first before they grant a zone change. Mr. Jensen asked that they approve the zone change with the contingencies that he put forth in the letter, that he says has happened in other communities and cities. Mr. Jensen is wanting the commission to approve the zone change so that they can go forward with spending the money for engineering, etc. The commission stated that they were reluctant to do any zone change with a contingency. The commission suggested taking some more time to do more research including how other cities have handled zone changes with contingencies.

- c. Mr. Jensen asked for a motion as he didn't want this item tabled or to be discussed further.
- d. Chairman John Rosenberger then made a motion to recommend a denial of the zone change from A-1 Agricultural to R-1 Residential for the property owned by GH Chaffin Investments located at approximately 239 S 1000 E Parcel # 29.036.0020. Commissioner Norm Beagley Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Tami Balzly – yes
 - iii. Avery Fitzgerald – yes
 - iv. Thad Rowley – yes
 - v. Daron Hughes – yes
 - vi. Norm Beagley – yes

8. Discussion on proposed changes to the subdivision ordinances.

- a. The commission went through the draft that was redlined the commission liked all of the redlined changes that had been discussed in previous meetings. It was brought up that they needed to update page 11 section J to say 10 ft easements instead of 8 ft easement.
- b. The planning commission instructed the clerks to schedule the public hearing in conjunction of accept the proposed changes with the addition of changing the 8 ft easement to 10 ft easement to the subdivision ordinance.

9. Commission Comments

- a. Chairman Rosenberger then discussed the master road map with the new and absent commissioners about the work session that was held during the previous meeting. It was clarified that they are not going to take 400 West off the proposed road map but instead change the wide setback road to 600 West.

- 10. Chairman Norm Beagley made a **Motion** to adjourn. Commissioner Tami Balzly **Second** the motion and the motion **Passed** all in favor. The meeting was adjourned at 8:09 pm.

- 197 i. John Rosenberger – yes
- 198 ii. Tami Balzly – yes
- 199 iii. Avery Fitzgerald – yes
- 200 iv. Thad Rowley – yes
- 201 v. Daron Hughes – yes
- 202 vi. Norm Beagley – yes

203

204 Minutes prepared by Deputy Clerk Nicole Preston

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207 Approved on: July 7, 2022

208

to see signed copy please visit Town Office
Lucinda Thomas, City Recorder