

**Genola Town
Planning Commission Meeting Minutes
August 4, 2022**

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

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

Public Present: Glen Larson, Misty Larson, Chris Wilson, Jake Hasler, Mark Davis, Derk
Palfreyman Colton Jensen, Linda Fullmer, Lonnie Fullmer, Scott Jewett

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

- a. Opening prayer was given by Commissioner Brent Carter
- b. Pledge of allegiance led by Chairman Norm Beagley
- c. **Public Forum** – There was no one signed up for the public forum.

AGENDA ITEMS:

2. Approval of the Planning Commission meeting minutes from July 7, 2022.

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

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

4. Discussion and possible Action on a site plan for an accessory building for Glen Larsen located at 592 E 1200 N Parcel #29.018.0076

- a. The commission went through the checklist and found that the site plan met all the criteria
- b. Commissioner Avery Fitzgerald made a **motion** to approve the site plan. Commissioner Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Ben Carter – yes
 - vi. Tami Balzly – yes

48 vii. Thad Rowley – absent
49

50 **5. Discussion and possible action on a site plan for an accessory building for Jake**
51 **Hasler located at 1735 N Main St. in the Valley View Subdivision Plat A Lot 4**
52 **Parcel #54.216.0004**

- 53 a. The commission went through the checklist and found that the site plan met all
54 requirements.
55 b. Commissioner Norm Beagley made a **Motion** to approve the site plan. Vice-
56 Chair Tami Bazly **Second** and the motion **Passed** all in favor.
57 i. John Rosenberger – yes
58 ii. Avery Fitzgerald – yes
59 iii. Daron Hughes – yes
60 iv. Norm Beagley – yes
61 v. Ben Carter – yes
62 vi. Tami Balzly – yes
63 vii. Thad Rowley – absent
64

65 **6. Discussion and possible action on a site plan for an accessory building for Scott**
66 **Jewett located at 710 N 350 E in the Our Heritage Subdivision Plat A Lot 7 Parcel**
67 **#48.316.0007**

- 68 a. The commission went through the checklist and found that the site plan was
69 missing two measurements and needs to mark where the existing power come
70 to the home.
71 b. Vice-Chair Tami Balzly made a **Motion** to approve the site plan for Scott Jewett
72 with the contingencies that the add the two missing measurements and the
73 existing utilities be added to the site plan. Chairman John Rosenberger **Second**
74 and the motion **Passed** all in favor.
75 i. John Rosenberger – yes
76 ii. Avery Fitzgerald – yes
77 iii. Daron Hughes – yes
78 iv. Norm Beagley – yes
79 v. Ben Carter – yes
80 vi. Tami Balzly – yes
81 vii. Thad Rowley – absent
82

83 **7. Discussion and possible action on a Final Mylar for the F. Mecham Plat F**
84 **Subdivision**

- 85 a. The Commission went through the Final Checklist and found that the Mylar met
86 all conditions.
87 b. Commissioner Norm Beagley made a Motion to approve the Final Mylar for the
88 F. Mecham Plat F Subdivision. Commissioner Brent Carter Second and the
89 motion Passed all in favor.
90 i. John Rosenberger – yes
91 ii. Avery Fitzgerald – yes
92 iii. Daron Hughes – yes
93 iv. Norm Beagley – yes
94 v. Ben Carter – yes

- vi. Tami Balzly – yes
- vii. Thad Rowley – absent

8. Discussion and possible action on a Final Mylar for the York Farm Estates Subdivision

- a. The Commission went through the checklist and found that the Mylar met all the requirements.
- b. Commissioner Norm Beagley made a Motion to approve the Final Mylar for the York Farm Estates Subdivision. Commissioner Avery Fitzgerald Second and the motion Passed all in favor.
 - i. John Rosenberger – yes
 - ii. Avery Fitzgerald – yes
 - iii. Daron Hughes – yes
 - iv. Norm Beagley – yes
 - v. Ben Carter – yes
 - vi. Tami Balzly – yes
 - vii. Thad Rowley – absent

9. Discussion on updating the Town Master Road Plan

- a. The Commission discussion how they envision changing the plans which would include changing the connection of Hwy 6 from 400 W to 600 W which would have better visibility. This would need to include Utah Department of Transportation and the state engineers and what they might allow. Another change they are considering is changing 400 west from a wide setback to a normal setback and changing 600 W to the wide setback, to be used as a collector road. They would like to connect 400 west all the way up to 800 North as well. City Attorney Josh Nielsen reminded them that this update would also update the General Plan, which means these changes are a lot more entailed than what the commission initially thought. He suggested that the commission really figure out exactly what they want to do before it goes before a public hearing. The Commission would really like to have Public Works Director Chris Steele come and visit with them as they discuss these issues. This agenda item had no action taken, and they will discuss this further during the next meeting.

10. Discussion on the accessory apartment amendment

- a. The commission went over a draft that was prepared by city attorney Josh Nielsen. Where he went through and updated the ordinance to match the new state code that was passed earlier this year. He asked the commission how they felt about short-term rentals (less than thirty days). They decided to think about it and discuss it more during the next meeting. They will keep the restriction of the accessory apartment has to be within the footprint of the primary dwelling. The Commission liked the draft and asked the office staff to get a public hearing ready for the next meeting.

11. Discussion on updating the Developmental Standards to include the requirements for land that doesn't have secondary water access or rights

- 141 a. Mr. Nielsen explained that during the last town council meeting the council took
142 out the requirements that were in the subdivision ordinance as they didn't feel
143 like they were clear enough. So now it is the commissions job to put the
144 requirements together. Mr. Nielsen presented the draft that Councilmember
145 Brown put together. The commission went through the proposal and wanted to
146 make sure that a developer who wants to develop must have enough secondary
147 water to supply to each individual lot, if they don't have enough water they will
148 have to bring water to the town. The commission is worried about somebody
149 bringing in paper water certificates and not actual water that could serve the
150 town. Commissioner Beagley brought up that in Santaquin they require that it
151 must be approved by the town engineer and approved by the town council if
152 someone is trying to bring in water to supplement their lack of secondary water.
153 He stated that he felt confident enough to help with it if needed but felt that it is
154 acceptable and available in our own aquifer etc. The commission asked that
155 they have a public hearing next month concerning this amendment.
156

157 **12. Commission Comments**

- 158 a. There were no comments
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160 **13. Motion to Adjourn**

- 161 a. Chairman John Rosenberger made a **Motion** to adjourn. Commissioner Norm
162 Beagley **Second** the motion and the motion **Passed** all in favor. The meeting
163 was adjourned at 7:50 pm.
164 i. John Rosenberger – yes
165 ii. Tami Balzly – yes
166 iii. Avery Fitzgerald – yes
167 iv. Thad Rowley – yes
168 v. Daron Hughes – yes
169 vi. Norm Beagley – yes
170 vii. Thad Rowley - Absent
171
172

173 Minutes prepared by Deputy Clerk Nicole Preston
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176 Approved on: September 1, 2022
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Lucinda Thomas, City Recorder