

Genola Town Planning Commission meeting
Minutes –April 24th, 2008

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4 Meeting called to order at 7:30 PM. present: Marty Larson, Danny Lundell, Seth Orton, James
5 Bertschi, and Rex Barney. Prayer was offered by Rex Barney and Chairman Marty Larson led
6 the pledge. Chairman Larson conducted the meeting and welcomed those present: Jeremy
7 Young, Scott Peterson, Emily Clinger, Renae Gheen, G. Troy Wright, Rory Neilson and Steve
8 Painter.

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10 Public Petition

11 Mr. Jeremy Young was present at the meeting for a business license. Mr. Young is proposing
12 a home industrial business located at 1215 S. State. This will be a mobile business operating
13 under the name of HD Custom Welding and Skid Steer Work. Chairman Larson read aloud
14 the requirements and the Planning Commission concluded that it fit the requirements of the
15 home business ordinance.

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17 Motion to approve the business of HD Custom Welding and Skid Steer Work was made by Mr.
18 Rex Barney and seconded by Mr. Danny Lundell. All voted aye and the motion carried.

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20 Petition for Scott Peterson Subdivision

21 Mr. Scott Peterson brought information to the Planning Commission members on his ability to
22 provide water to his proposed subdivision. Mr. Peterson stated that his intentions are to put
23 in 3 pumps. One pump for water to the homes, and two pumps for fire flow. These pumps
24 are electric, need no tanks and would run only as needed. The home owners would be
25 required to pay for the pumping costs. Mr. Peterson stated that the company that would
26 maintain the pumps is out of Heber and would be checking the pumps every two months.
27 The pumps will be housed in an 8x10 shed with skirting around it.

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29 Discussion on subdivision size and the fact that it is under 10 lots, Chairman Larson would
30 like to review all of the vicinity plats in one meeting. Mr. Peterson is waiting on a letter from
31 UDOT giving permission to enter his subdivision off Highway 6. This letter will be available at
32 the end of the following week. The engineering statement has not been completed yet but
33 will be available next week also. Chairman Larson reminded Mr. Peterson that a letter from
34 Brian Draper/Water Department approving a water infrastructure will be required.

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36 Chairman Larson informed Mr. Peterson that the vicinity maps must show all roads within one
37 quarter of a mile and cannot be smaller than 1 inch equaling 500 feet. Mr. Peterson was
38 asked to bring the vicinity maps to scale, the UDOT letter and the Water Department letter to
39 the next Planning Commission Meeting.

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41 Mr. G. Troy Wright came to the Planning Commission to ask permission to install a Wind
42 Turbine. Mr. Wright lives at 889 S. Anna Ekins Lane. and believes that even without a wind
43 study there is sufficient wind to make it operate. Discussion from planning members on the
44 existing ordinance or lack of ordinance for a structure of this nature. Mr. Rory Neilson and
45 Mr. Steve Painter from West Mountain Wind Power were present to answer questions from
46 the planning commission. They stated that many communities were installing now and

47adjusting ordinances later. These communities are using the county ordinances for structures.
48Chairman Larson informed Mr. Wright that this will probably be a 3-4 month process and that
49it would need a Public Hearing, but they are very interested in this and would like to move
50forward as quickly as possibly. Mr. Painter stated the up side of using the Wind Turbines are
51that they are quiet, efficient and attractive.

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53Discussion on the Non Conforming Lots

54Mr. Danny Lundell brought the information that he had been requested to work on for the
55non conforming lot ordinance. Mr. Lundell suggested that the section that he has written, be
56inserted in 20-10-12 Non Conforming Lots of Record.

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58Discussion between members on changes to be done on the paperwork that Mr. Lundell has
59furnished. (Exhibit 1) Changes include; on the definition, "Lots that were created by hardship
60caused beyond the control of property owners" will be added to the paragraph. In
61Improvements shall be as follows: "graded and paved and culvers" will be removed. On the
62Yard Requirements the minimum depth of the front yard shall be 40 feet instead of 60 feet
63and it will be measured from the edge of the public right of way instead of the center of road.

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65Chairman Larson stated he would entertain a motion to accept this ordinance as changed and
66recommend it to the Town Council.

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68Mr. Lundell made the motion to recommend ordinance of non conforming lots to the Town
69Council. Mr. Seth Orton seconded motion. All voted aye and the motion carried.

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71Chairman Larson stated that the Subdivision Ordinance and the R-1 Zone Ordinance
72discussion would be moved to the next Planning Commission meeting on May 1st.

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74No minutes were approved. This item will be on the May 22nd agenda.

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76Mr. Rex Barney made motion to adjourn meeting. Chairman Larson seconded the motion. All
77voted aye. Motion carried.

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79Meeting adjourned at 8:40 pm.

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81Minutes were written and recorded by Claudia MacNaughtan

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83Minutes approved by _____ Dated _____