

Genola Town Planning Commission meeting  
Minutes –May 22<sup>nd</sup>, 2008

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4 Meeting called to order at 7:33 PM. present: Marty Larson, Danny Lundell, Seth Orton, James  
5 Bertschi, Nikki Anderson and Rex Barney. Prayer was offered by Beth Coleman and Chairman  
6 Marty Larson led the pledge. Chairman Larson conducted the meeting and welcomed those  
7 present: Carson Passey, Scott Peterson, G. Troy and Jerilee Wright, Beth Coleman, Steve  
8 Painter, Rory Neilson, Alan Kubota, Lisa Fowers, Mike Fowers, Emily Clinger, and Colton  
9 Orton.

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11 Public Petition

12 Mrs. Elizabeth Mohan was not present for her petition.

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14 Mr. Alan Kubota was present to see if the Planning Commission would review his plans so he  
15 could see if building on his lot was possible. Mr. Kubota owns 5.47 acres at 200 S. 159 E.  
16 However he only has 90 feet of frontage. Chairman Larson stated that if the lot existed  
17 before 1974 it may be possible. Mrs. Beth Coleman gave a brief history on the lot. Mrs.  
18 Coleman stated that in the 1980's the lot was split. Chairman Larson stated that he would  
19 look into it but if the deed was after 1974 it would not be a legal lot. Mr. Kubota asked if  
20 there was a possibility of building a road to create the frontage. He was told that it would  
21 take approx. 60 feet of the 90 feet and that it would probably not be likely.

22

23 Scott Peterson Subdivision. The last meeting that Mr. Scott Peterson attended he was asked  
24 to bring in a letter from UDOT giving him permission to enter his subdivision from Highway 6.  
25 He has received the letter but did not bring it to this meeting. He stated that in the letter it  
26 explained that because of the subdivision being only 6 lots, they will not require a turning  
27 lane. Mr. Peterson stated that because he already has a dirt road off the highway, UDOT had  
28 no problem. He also stated that he has received another letter which he did not bring, giving  
29 him permission to put the pipe for water under highway 6. Mr. Peterson had the water  
30 engineering study to present to the Planning Commission. The Planning Commission  
31 reviewed the plat maps. The study showed both a 3 and 4 pump design. The study also  
32 showed the design of the pumps and where the water lines on the property will go. Mr.  
33 James Bertschi asked Mr. Peterson if the power went out or if the Town pump went down,  
34 how would he get water to that subdivision. Mr. Peterson stated that they would receive a  
35 minimal amount of water for a couple of hours and then the residents would be out. Mr.  
36 Peterson stated that he has been talking with Chief Greg Smith about fire flow.

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38 The Planning Commission reviewed the vicinity Plan. It was noted that it did not show  
39 everything with in one quarter of a mile to scale. Mrs. Nikki Anderson stated that she did not  
40 believe that this would be a problem, but suggested that he pencil in the proposed roads, lots  
41 and other features. Mr. Peterson stated that he would step outside, pencil them in and return  
42 later in the meeting.

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44 Business

45 The first item was to elect a Vice Chairman. Chairman Larson asked the Commission  
46 members if there were anyone who would not accept the position if chosen. Mr. Rex Barney

47and Mr. Seth Orton stated that they would not like to be elected. Chairman Larson  
48nominated Mr. Danny Lundell. He stated that he thought Mr. Lundell would be good at  
49making decisions with the facts and doing research that the Planning Commission is  
50responsible for. It was open for discussion. Mrs. Anderson stated that she thought Mr.  
51Lundell would be good.

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53Chairman Larson made a motion to make Danny Lundell the Vice Chairman for the Planning  
54Commission. Mrs. Anderson seconded the motion, all voted aye. Motion carried.

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56Discussion on Wind Turbines.

57Mr. James Bertschi was asked to research wind turbines. Mr. Bertschi stated that the  
58definition in our ordinances was too broad. It does give some height requirements. He  
59received a second opinion from Dennis Parker the Santaquin City Planner. After reviewing  
60our ordinances Mr. Parker stated that with our current ordinance, we should be okay to have  
61a 35 foot structure. If we want a higher structure, the Planning Commission should write a  
62new ordinance. He suggested that if we do write a new ordinance it should include height,  
63setbacks and how many wind turbines on a property would be allowed. Discussion on why it  
64would matter on how many wind turbines on a single property were allowed. Mr. Bertschi  
65stated that Mr. Parker had said that if the wind turbines produced more energy than the  
66resident used, they could not sell it back to the power company. That would be considered a  
67power plant and we do not have a zone for that.

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69It was brought to the Commission's attention that in the orchards wind machines are 40 feet  
70high. These are in an Agriculture area.

71

72Mr. Bertschi reported that Mr. Parker also stated that the Planning Commission could write an  
73ordinance however they want but should be very specific what can and cannot be done.  
74You would want to make sure that it fits the landscape so there are no lawsuits. Mr. Bertschi  
75recommends that the Planning Commission go forward with writing an ordinance. Mr.  
76Bertschi also recommended that we form our ordinance after the South Jordan City  
77ordinance. Chairman Larson asked if we should just add wind turbines to our current  
78ordinance 2005.20.10 or write a new ordinance. Most of the Planning Commission members  
79felt the writing a new ordinance would be better. Mr. Steve Painter stated that if and when  
80the Planning Commission writes a new ordinance, it should include solar panels as well; more  
81and more people are using solar panels as alternative energy. Chairman Larson recommends  
82that the Planning Commission go to work on this, all agreed. Mr. Bertschi has taken this  
83assignment.

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85Scott Peterson returned with the vicinity plan. Mrs. Anderson read aloud the requirements  
86for the vicinity plan.

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88Mr. Lundell made a motion to accept the vicinity plans for Genola Heights Subdivision. Mrs.  
89Anderson seconded the motion, all voted aye. Motion carried.

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91The preliminary plan was then presented. Mr. Lundell read the requirements.

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93Motion by Mrs. Anderson recommended the approval of the preliminary plan with  
94contingencies, name and address of sub divider, width of highway 6, a letter from the Genola  
95water department, letters from UDOT concerning the turning lane and the under road  
96tunneling for water. Seconded by Mr. Rex Barney, all voted aye. Motion passed.

97  
98The final requirements were read by Mr. Lundell. Mr. Peterson still needed in order for this to  
99pass" a date on the plans, to show 60' for the cul-de-sac right of way, street name for the  
100cul-de-sac right of way, utilities and the approval of the Public Health Official. There is no  
101secondary water on this property.

102  
103Approval of Minutes

104February  
105Chairman Larson made a motion to approve minutes as amended. Mrs. Anderson seconded  
106the motion, all voted aye. Motion carried.

107  
108March  
109Mr. Lundell made the motion to approve as amended. Mr. Larson seconded the motion, all  
110voted aye. Motion carried.

111  
112April  
113Mr. Lundell made the motion to approve as amended. Mr. Larson seconded the motion, all  
114voted aye. Motion carried.

115  
116May  
117Mr. Lundell made the motion to approve as amended. Mrs. Anderson seconded the motion,  
118all voted aye. Motion carried.

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120Motion by Mr. Larson to adjourn the meeting, seconded by Mr. Lundell, all voted aye. Motion  
121carried.

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123Meeting ended at 10:56

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125Minutes were written and recorded by Claudia Mac Naughtan

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127Minutes approved by \_\_\_\_\_ Dated \_\_\_\_\_