

Genola Town Planning Commission Meeting
Minutes –February 28th, 2008

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4 Meeting called to order at 7:31 PM. Planning Commission Members present: Marty Larson,
5 Rex Barney, Nikki Anderson, and Danny Lundell.

6 Those in attendance were: Scott Peterson, Casey Williams, Everett Kester, Roy Carroll, James
7 Bertschi, Greg Smith, William McMullin, Rory Nelson, and Adam Losee.

8 Prayer was offered by Marty Larson, Danny Lundell led the Pledge.

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10 Motion by Danny Lundell to open public hearing for Scott Peterson's zone change from A-1 to
11 R-1. Seconded by Marty Larson. All voted aye, motion carried.

12 The property in discussion is approx. 1000 E on Highway 6. Mr. Peterson has 18 acres and is
13 trying to divide into 6 lots.

14 Nikki Anderson brought concerns to the commission and to Mr. Peterson. She believes that
15 Mr. Peterson is not in compliance with the Genola Town Ordinances. She stated that he could
16 not advertise his property until all the infrastructure is in place. Mr. Peterson disagreed. Mr.
17 Marty Larson stated that he believed that Mr. Peterson only had to have the lots recorded
18 with county to be able to advertise. Mr. Bertschi stated that if Nikki Anderson's concerns were
19 correct, then the town's lots were not legal either. He also asked if they had already decided
20 how Mr. Peterson was going to get water up to his property. It was discussed that the
21 developer is responsible for all infrastructure costs. Discussion on who would pay for the
22 pumping of the water. Marty Larson reminded everyone that this hearing is **only** for a zone
23 change.

24 Marty Larson made a motion to change the zoning from A-1 to R-1. Motion seconded by
25 Danny Lundell, all voted aye. Motion carried.

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27 Discussion went back to the water issues with Mr. Peterson and the Commission. Marty
28 Larson reminded Mr. Peterson to work closely with Councilman Bryan Draper on the water
29 concerns. Marty Larson asked that Mr. Scott Peterson now be placed on the Town Council
30 agenda and also on the next Planning Commission agenda.

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32 Public Petitions

33 Junior Kester returned to the Commission to request a Business License for the property at
34 126 N. State. This is already zoned as a industrial zone, and is owned by Roy Carroll.

35 Questions from Commission if Mr. Kester and Mr. Carroll had a written agreement for a
36 partnership. It was stated by both parties that they did. Mr. Greg Smith stated that he had
37 inspected the property.

38 Motion by Nikki Anderson to approve the business License for Teardrop LLC. Motion
39 seconded by Danny Lundell, all voted aye. Motion carried.

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41 Mr. Rory Neilson was present to give a presentation on Wind Turbines. Product information,
42 size, height, and possibilities for reducing power costs for residents were discussed. Marty
43 Larson stated that at this time there is no ordinance in place for anything like this. Mr.
44 Neilson agreed and said that he was not aware of any town having an ordinance at this time
45 but many towns are working on putting an ordinance in place. Mr. Neilson commented that
46 he would like to get the height and setback requirements for the town.

47The Planning Commission stated that if there was a resident that was interested in something
48like this, they would need to bring it to the commission and at that time an action would be
49taken, there will be nothing done on this item for now.

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51Mr. Adam Losee was present at Commission meeting for his building permit approval. Marty
52Larson stated that due to a residents concerns and questions on the building lot size, the
53Town Council has put in place a moratorium on building permits. Mr. Losee was asked to
54return to the Planning Commission meeting next month, with hopes that this issue will be
55cleared up by then. Mr. Losee made it clear that he is very frustrated; he has already sold
56his home and is ready to start building next month.

57Nikki Anderson brought concerns about no electricity being on the property, can a building
58permit be issued legally? Marty Larson stated that he believes it would be up to Randy
59Spadafora and that there has been a request put in with Rocky Mountain Power for some
60time now by Councilman Bryan Draper.

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62Mr. William McMullin came to the Commission meeting to inform the members of the status
63on the cabins on property owned by McMullin Orchards (800 N. 1000 E.). Discussion on the
64need to remove one cabin and rebuild it. Commission members referred him to the
65ordinance 20-05-04 development standards for building, for the requirements and suggested
66that they get on the schedule for a building permit when he is ready to start.

67

68Chief Greg Smith asked the Planning Commission to consider the inspection fee for newly
69installed propane tanks. This request was handed down from the Utah County Fire Marshal.
70Chief Smith is requesting \$85.00 for the inspection fee. This is the same amount that the
71County charges. This cost would cover the inspector and the remaining amount would go the
72fire department. Questions by attendees if the Town is liable if the town charges a fee? Chief
73stated that he believes the town is more liable if we don't inspect these tanks. He has
74received the paper work from the county that gives all the requirements and check off
75sheets.

76Marty Larson made a motion to table this until he can do more investigation on it. Motion
77seconded by Danny Lundell, all voted aye. Motion carried.

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79Discussion on the Annexation Policy.

80Nikki Anderson suggested that this go to a public hearing before it is adopted by the Town
81Council. Items that were discussed were deleting "Genola encompasses nearly 9000 acres of
82ground, not even 1/2 of which is developed", tax and revenue items in section A, water
83requirements for different zoning in section B, and the time frame which the petition needs
84to be placed on the agenda for the Town Council. Discussion was also made on changing the
85amount of the non refundable processing fee.

86Motion by Marty Larson that the Annexation policy for the Town of Genola be reviewed by
87the Town Council and Brett Rich. Motion seconded by Danny Lundell, all voted aye. Motion
88carried.

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90Discussion on non conforming lots and writing something up for review. Nikki Anderson
91stated that all she could ever find was information on structures on non conforming lots, not
92on lot sizes. Danny Lundell has been assigned this item.

93

94Concerns from Danny Lundell on finding out before the Planning Commission meetings on
95what has gone on at the Town Council meetings, he feels that they have been left in the dark
96and never know what is going on. He also questioned on how they can get feed back from
97the Town Council on the recommendations the planning commission makes (The set back
98ordinance change, the proposed roads on 1400 N and the proposed road on Sunset Lane).

99

100Nikki Anderson stated that the minutes that she has reviewed on the lot sizes in the Genola
101Meadows subdivision are very shaky; she believes that the lot sizes were legal at 2.5 acres
102when they recommended them to Town Council in May 2007. Concerning the present
103situation with Genola Meadows, Nikki Anderson believes that the Town Council got
104themselves into the mess and they can settle it. Marty Larson stated that the Mayor and
105legal council are working on this issue and that the Planning Commission should let them.

106

107James Bertschi questioned if building permits have been given out on Robert Ekins property
108because he believes that these lots are not in compliance. Planning Commission should let
109them correct the issue.

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111Motion to adjourn meeting by Marty Larson at 9:40, Rex Barney seconded motion. All voted
112aye, motion carried.

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114Minutes were written and recorded by Claudia MacNaughtan

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116Minutes approved by _____ Dated _____