

Planning Commission Meeting Minutes
January 10, 2008

Meeting was called to order at 7:48 PM. Planning Commission members present: Chairman Marty Larson, Ray Zeeman, Nikki Anderson, and Mark Davis. Prayer was offered by Chairman Larson. Nikki Anderson led in the pledge. Those in attendance: Ross Lyman, Amy Lyman, Reece Davis, Everett J. Kester, Scott Peterson, Randy Kester.

Scott Peterson presented his concept plan for a zone change from the A-1 Agricultural zone to the R-1 Residential zone. Chairman Larson stated that Mr. Peterson wanted to obtain a subdivision application packet from the Town Clerk, and obtain permission from UDOT to cross roads. Mr. Peterson stated that the town would have a responsibility to bring the water to the edge of the road, and Mr. Peterson would be responsible for organizing water infrastructure past that point. Mr. Peterson is also in the thought process of bringing an additional amount of acreage into Genola, but it is irrelevant to this zone change. **Please put a public hearing for Mr. Peterson's zone change on the agenda for the February Planning Commission meeting.** It was a concern that this area would not be able to be provided with basic necessities. Access to water and other utilities is discussed in the subdivision process, rather than in the zone change process. Nikki Anderson made a motion to recommend for approval the zone change for the Scott Peterson property located at approximately 1000 East HWY 6, consisting of approximately 17.75 acres. Mr. Davis made the second. No further discussion was made. All voted aye. Motion passed.

Mrs. Anderson stated that the town tries to avoid cul-de-sacs for emergency response reasons. The size of the road may need to be altered when subdivision petitions and requests are made. Slope of the road may also be investigated. **Please place the Scott Peterson zone change petition on the upcoming town council meeting, the 23rd of January, 2008.** Mr. Zeeman stated that Mr. Peterson would have to absorb the cost of extending the total amount of water line. The developer must absorb all cost of improvements, not the town.

The Amy Lyman Building Permit application was reviewed. Their existing home is located at 604 North 800 East, and they wish to remove that home and build a new home. The setbacks are appropriate with current zoning. Demolition requirements and permits will need to be met. Mr. Zeeman made a motion to approve the setbacks on the Ross and Amy Lyman building permit as shown on the plan. Chairman Larson made the second. No further discussion was made. All voted aye. Motion passed.

The Angela and Reece Davis zone change petition was reviewed. John Devish in Nebraska has been contacted and gave Mr. Reece Davis the contact of Jim Marshall in Utah for contact with the Railroad to acquire a right of way access across the existing exempt railroad tracks and property. Mr. Davis wishes to subdivide in the future, but is just taking the first step. The current road is pre-existing. Mr. Mark Davis thought that only one driveway per home was allowed. The access would actually be a private road, not a driveway. Council needs to be contacted with the technicalities. Mr. Mark Davis

made a motion to recommend for approval the zone change from A-1 agricultural zone to the R-1 residential zone for property located at approximately 395 South State. Mr. Zeeman made the second. No further discussion was made. All voted aye. Motion passed. **This issue needs to be on the agenda for the next town council meeting in January.**

Business License: The Junior Kester business license application was reviewed. He wishes to make paver stones (interlocking pieces of concrete) out of a business stationed at his home. They can be decorative as well as functional. He would use the shed behind his home. His property is zoned R-1. It was in question if businesses could have permitted use in a residential zone as opposed to a commercial zone. Zoning was reviewed. Mr. Zeeman stated that property zoning would have to be researched. Mrs. Anderson stated that permitted land uses for a residential zone do not encompass what Mr. Kester wishes to make and produce. Mr. Kester would have to apply for an I-1 (industrial) zone change in order to manufacture pavers. Mr. Zeeman stated that I-1 is the only zoning appropriate for such *manufacturing*. People who do not manufacture products, but store products or have an office do not necessitate a zone change. Mr. Kester states that he would like to request a zone change to I-1. **Please place Mr. Kester on the agenda for the meeting of the 24th of this month for a zone change petition from the R-1 to the I-1 zone.** The shed that this business would be housed in is 45' x 75'. There is an 8' fence around the building (compound style). The product is hauled off the property using a fifth-wheel flat-bed trailer and a pick-up truck. A forklift is used to load the trailer. The building is steel with a cement floor. Mrs. Anderson wanted to know if the machine was loud. It is run by a 3-phase electric motor. Only 2 people are doing the work currently for the proposed business. The design was recently patented. Mr. Davis made a motion to table the request for a business license until further zoning information has been reviewed. Chairman Larson made the second. No further discussion was made. All voted aye. Motion passed.

Discussion on grandfathered lots was made. The Town Council wants the Planning Commission to draft an ordinance that covers the currently nonconforming lots. There is a lot of information on non-conforming uses and structures, but not on lots. If a lot is of record prior to 1974, it is buildable, as long as they meet setback requirements. Variances could potentially be issued per situation. Mr. Zeeman will have a policy prepared for the February meeting.

Discussion on annexation policy was made. Mr. Zeeman wanted to have a full quorum to discuss all options, and discussed tabling the issue. Mrs. Anderson made all the corrections that were discussed previously. Qualifications for annexation (in section A-c in the annexation policy) are confusing and were discussed. Should people in different zoning be held to different standards for water requirements dependent upon their revenue or what they bring to the city? In section C-a, sections v-vii, it was questioned as to whether or not cost studies needed to be included. Cost studies need to be included following petition for annexation, but prior to approval of annexation. It is questionable as to who affected entities as described by law are. **This discussion on annexation policy needs to be placed on the February Planning Commission meeting.**

Setback requirements on city roads were discussed. Wording regarding setbacks have changed to 40' from the edge of the road, as opposed to 60' from the center of the road. This helps in the uniformity of setbacks from roads. This write-up also includes proposed roads. Mr. Davis made a motion relating to 20-15-06 recommending approval of the wording changes. Mr. Zeeman made the second. No further discussion was made. All voted aye. Motion passed.

The land use information sheet was reviewed. This sheet will be given to those who request applications for zone changes and subdivision petitions. Mrs. Anderson felt that it would be helpful to have an information sheet to educate people on how to use their secondary water so that they aren't using culinary water for everything. An information sheet may be a very valuable to residents, especially those who are new to the area and could use direction in integrating secondary water use into lawn care and other related water uses. Mr. Zeeman made a motion to approve land use information sheet as changed and dated 01-10-08. Chairman Larson made the second. No further discussion was made. All voted aye. Motion passed.

Approval of previous minutes was tabled to the next meeting.

Mr. Zeeman made a motion to adjourn the meeting. Mr. Davis made the second. No further discussion was made. All voted aye. Motion passed.

Meeting was adjourned at 9:33 P.M.