

Planning Commission Meeting Minutes
27 March 2008

Meeting was called to order at 7: 35 PM. Mark Davis offered the prayer. Seth Orton led in the pledge. Planning Commission members present: Nikki Anderson, Chairman Marty Larson, Danny Lundell, Seth Orton, and Mark Davis. Those in attendance: Kent Bowers and Kalli Bowers.

Gary Brown was not present to discuss his business application.

Discussion was made regarding the business license application regarding Kent Bowers and Bee Line Striping located at 54 South Main. It is a home business. The business materials are enclosed in a 14' Haulmark trailer. No one is employed except Mr. Bowers and his wife. Paint is stored in the trailer, but it is usually bought per job and not usually stored. Mr. Davis made a motion to approve the application for a home business license for Bee Line Striping. Mr. Lundell made the second. No further discussion was made. All voted aye. Motion passed.

The Planning Commission decided that everything was in order to review Gary Brown's business license application. Mr. Brown's business license application was reviewed. It is for Brown Weight Valves. The purpose of the business is to package and ship weight valves that are used in water troughs. He does not manufacture the product, he just ships it. Mr. Davis made a motion to approve the business application for Brown Weight Valves. Mrs. Anderson made the second. No Further Discussion was made. All voted aye. Motion passed.

Discussion was made regarding an inspection fee for propane tanks. Genola Fire Chief Greg Smith wanted a fee to be set for a safety inspection of new propane tanks. Chairman Larson feels that the Planning Commission is not responsible for the setting of fees, and the Town Council should be consulted. Chairman Larson made a motion that this issue be referred to the Town Council. Mr. Davis stated that the liability is taken away from the propane company if the town is inspecting propane tanks. The propane company is responsibility of the safety of the tanks. Mrs. Anderson feels that the fire department could do this as a free public service. All Planning Commission members feel that the discussion above should be made known to the Town Council and feelings should be expressed during the report to the Town Council. Chairman Larson reworded his motion to state the issue regarding propane tanks and municipal safety inspection be referred to the Town Council and that the concerns of the Planning Commission be expressed in report to the Town Council. Mr. Orton made the second. No further discussion was made. All voted aye. Motion passed.

Ray Zeeman resigned and some names need to be submitted to the Town Council for a new Planning Commission member. Dates were reviewed regarding when all the current Planning Commission members "go out." Mr. Lundell wanted to know if variety mattered. Chairman Larson stated that when the mayor was on the Planning Commission, there was a lot of variety, but Chairman Larson feels that values, job (ability to attend

meetings), etc. are important. Chairman Larson wishes to have names submitted tonight. Mrs. Anderson wanted to know if names could be expressed aloud. Some names discussed by Danny Lundell: Marc Halliday & Sandy Greenwood. Mr. Orton feels that Planning Commission members sought after should be logic driven rather than emotionally driven. Names of people were discussed. Names proposed: James Bertschi, Chris Laker, Viola Mecham, Terrol Williams, Reed Stubbs, Rob Strasburg, Rowena Rymer, Gary Brown, & Beth Coleman. This list is in no particular order.

Mrs. Anderson wanted to know what the Utah Lake Commission is. It is a Commission regarding the issues affecting the lake and all the towns that border it. They are just a recommending body. Councilman Michael Vail was not there to present.

Mr. Lundell provided a handout regarding his research on non-conforming lots. He would like discussion for this to be on the agenda for the next Planning Commission meeting. Mr. Orton excused himself at 8:42 P.M. Mrs. Anderson and Chairman Larson feel that setbacks on non-conforming lots are important for safety. Mr. Lundell may have to pick through the subdivision ordinance in everything that applies to safety, health and welfare.

Chairman Larson brought discussion that the Mayor asked for a few things to be discussed and reviewed. Animal rights in a R-1 zone and its restrictions have seemed to be too restrictive, according to a complaint. Chairman Larson asked Mr. Davis to research the situation and restrictions. A public hearing is supposed to be held on proposed subdivisions of 10 + lots with proposed roads. It is part of the state law, but the Mayor would like it to be part of Genola Town's subdivision ordinance. The mayor also stated that there is a problem with road dedication and frontage, and he wanted it redone by having the Planning Commission rewrite the ordinance for clarity with the help of the Town Attorney, Brett Rich. Roy Carroll, during his time on the Planning Commission, was first assigned this topic for research, but no solution was reached. Ray Zeeman then had the topic, and he had concerns as well. No one has been assigned to it since. Mrs. Anderson stated that the road dedication was taken out to solve the subdivision ordinance problem. She feels that the wording may just need to be changed. The mayor suggested that a work session be held to discuss and work on this issue only. Mrs. Anderson stated that a meeting should be held prior to consulting the attorney, and then, once the Planning Commission has gone as far as they can or feel they have reached a solution, then it should be proposed to an attorney. The attorney will be contacted to find a date and Chairman Larson will contact him and have a date set by April 3rd, 2008.

When Chairman Larson reported to the councilmen last time, Councilman Vail requested a written report to look at while the Planning Commission reports. Chairman Larson requested that the clerk keep a running list of who has reported. Chairman Larson would like Mr. Davis to report for the Planning Commission at the Town Council meeting in April. Mr. Davis accepted. Mrs. Anderson also stated that the Planning Commission is no longer responsible to review Building Permits, and it was Randy Spadafora's (the building inspector) responsibility, and the Planning Commission just needs to work with him regarding placement of proposed roads, zoning, ordinances, etc. and this was also quoted by the mayor in reading the state code.

Minutes for the January 10, 2008 meeting were reviewed and discussed. Mrs. Anderson made a motion to approve the minutes as amended. Mr. Davis made the second. No further discussion was made. All voted aye. Motion passed.

Minutes for the October 9, 2007 meeting were reviewed and discussed. Mr. Lundell made a motion to approve the minutes as amended. Mr. Davis made the second. No further discussion was made. All voted aye. Motion passed.

Minutes for the October 25, 2007 meeting were reviewed and discussed. In discussion, Chairman Larson stated that Payson's annexation plan was extremely in-depth and detailed compared to that of Genola. Mr. Lundell made a motion to approve the minutes as amended. Mrs. Anderson second. No further discussion was made. All voted aye. Motion passed.

Minutes for the November 27, 2007 meeting were reviewed and discussed. Chairman Larson stated Scott Peterson has stated two different things in various meetings regarding ownership of secondary water and the property he wishes to develop. This should be clarified by Mr. Peterson. Mr. Davis made a motion to approve the minutes as amended. Mrs. Anderson made the second. No further discussion was made. All voted aye. Motion passed.

Please include the approval of February minutes on the agenda for the next Planning Commission meeting.

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

Meeting was adjourned at 9:42 P.M.

Minutes approved by _____ Dated _____