

Genola Town
Planning Commission Meeting Minutes
July 10, 2025

Planning Commission Present: Chairman Avery Fitzgerald, Vice-Chair Daron Hughes, Norm Beagley, Commissioners: Bruce Nieveen, Mike Maughan,
Absent: Commissioners Melissa Scott, Brent Carter
Staff Present: City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston
Public Present: Stuart Bagley, Corinne Aagard, Douglas Aagard

1. Chairman Avery Fitzgerald called the meeting to order at 7:00pm.

- a. Commissioner Norm Beagley gave the opening prayer
- b. Vice-Chair Daron Hughes led the pledge of allegiance.
- c. Public Forum –
 - i. Chairman Avery Fitzgerald made a **Motion** to open the public forum. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
 - ii. Avery Fitzgerald – YES
 - iii. Daron Hughes – YES
 - iv. Norm Beagley – YES
 - v. Brent Carter – absent
 - vi. Bruce Nieveen – YES
 - vii. Melissa Scott – absent
 - viii. Michael Maughan – YES
- d. Corinne Aagard – She came to speak out against a discussion item to add a requirement for engineering for accessory buildings. She doesn't want the government to tell us that the res check are required. She doesn't want the city to add requirements that would add to costs to building homes. She is asking the commissioners to not look at what other communities are doing instead just be Genola. She feels that this is encroaching on private property rights, and this is just becoming too large of government that she feels should be staying out of people's business. She says that she knows that there are lots of residents who are very angry about this and she knows them personally.
- e. Douglas Aagard - he wanted to echo the feelings of Corinne Aagard he doesn't feel like some of the proposed changes are necessary and we just don't need them.
- f. Chairman Avery Fitzgerald made a **Motion** to close the public forum. Vice-Chair Daron Hughes **Second** and the motion **Passed** all in favor.
 - i. Avery Fitzgerald – YES
 - ii. Daron Hughes – YES
 - iii. Norm Beagley – YES
 - iv. Brent Carter – absent
 - v. Bruce Nieveen – YES
 - vi. Melissa Scott – absent
 - vii. Michael Maughan – YES

- 47 g. Commissioner Michael Maughan asked procedurally what the process was to
48 respond back. It was explained that the public forum is for the public to voice
49 their concern, and then during the commissions discussion you can respond
50 back if you'd like.
51

52 **AGENDA ITEMS:**
53

54 2. Approval of Minutes for June 5, 2025

- 55 a. Chairman Avery Fitzgerald made a **Motion** to approve the minutes for June 5,
56 2025. Commissioner Bruce Nieveen **Second** and the motion **Passed** all in
57 favor.

- 58 i. Avery Fitzgerald – YES
59 ii. Daron Hughes – YES
60 iii. Norm Beagley – YES
61 iv. Brent Carter – absent
62 v. Bruce Nieveen – YES
63 vi. Melissa Scott – absent
64 vii. Michael Maughan – YES
65

66 3. **Discussion and possible action on a proposed Final Mylar for the Bagley**
67 **Subdivision located at approximately 1220 N Hillside Drive Parcel #29.018.0017.**

- 68 a. The commission went through the Final Mylar checklist and found it to meet all
69 requirements.
70 b. It was explained for procedure that the subdivision approval process had
71 already been done at the preliminary stage and the improvements have been
72 completed. This is just approving the final mylar that will be recorded.
73 c. Commissioner Norm Beagley made a **Motion** to approve the Final Mylar for the
74 Bagley Subdivision located at approximately 1220 N Hillside Drive Parcel
75 #29.018.0017. Chairman Avery Fitzgerald **Second** and the motion **Passed** all in
76 favor.

- 77 i. Avery Fitzgerald – YES
78 ii. Daron Hughes – YES
79 iii. Norm Beagley – YES
80 iv. Brent Carter – absent
81 v. Bruce Nieveen – YES
82 vi. Melissa Scott – absent
83 vii. Michael Maughan – YES
84

85 4. **Discussion and possible action on a proposed amendment to the Building Permit**
86 **Ordinance.**

- 87 a. City Attorney Josh Nielsen went through the proposed amendments to building
88 permit ordinance. He stated that these recommendations come from our
89 building inspectors and asked for these changes be done based on their
90 experience and state code. They discussed wording of making sure that there
91 is an electronic copy and paper copy of building plans and site plans. They
92 discussed the Manual J and Res Check and how they comply with state code
93 and what their actual purpose is. They talked about what is the role of the

94 planning commission and town council and in protecting the members of the
95 community. They talked about if it was the Town's responsibility to the residents
96 and what is the level that we should do to protect the residents.

- 97 b. Councilman Michael Maughan made a Motion to recommend the proposed
98 changes as discussed to the Town Council for the Building Permit Ordinance.
99 Councilman Norm Beagley Second and the motion passed all in favor.

- 100 i. Avery Fitzgerald – NO
101 ii. Daron Hughes – YES
102 iii. Norm Beagley – YES
103 iv. Brent Carter – absent
104 v. Bruce Nieveen – YES
105 vi. Melissa Scott – absent
106 vii. Michael Maughan – YES
107

108 **5. Discussion on a proposed amendment to the R-1 Zoning Amendment.**

- 109 a. They discussed the 5 different wording options for the changes to allow
110 buildings in the Public Utility Easements. City Clerk Lucinda Thomas reported
111 that she was asked during the last meeting to contact the county and ask the
112 process to change the utility easements. She stated that the county said that it
113 is all up to the city, whether you amend the plat, etc. it is all up to the city and
114 what they want to require. The commission discussed these different options
115 and came to the conclusion that they would like to see two different options
116 combined into one as well as require the amended plat so that there isn't the
117 risk losing a document that isn't found. They talked about the risk assessment
118 and how it could help the town and property owner understand what could be
119 installed on their property. This was just a discussion item and they have asked
120 City Attorney Josh Nielsen to prepare the document to be reviewed before the
121 next meeting.
122 b. Corinne Aagard raised her hand and was called upon, she asked to be heard
123 and to be able to comment on the discussion. She stated that she didn't like tha
124 the public forum was held at the beginning and that she couldn't push back on
125 the discussion that was happening. She didn't like the previous discussion on
126 the building permit ordinance. She feels that this a total infringement on the
127 property rights and that the government.
128

129 **6. Discussion and possible action on a proposed amendment to the subdivision**
130 **ordinance.**

- 131 a. They discussed the cul-de-sac option and they felt that the only way they could
132 do a maximum of 2 lots in the cul-de-sac to make it meet the 165 feet of
133 frontage inside the circle of a cul-de-sac. They discussed in depth the math and
134 how to fit any more than 2 lots on the curve.
135 b. Commissioner Norm Beagley made a Motion that they recommend to the Town
136 Council the proposed amendment to the subdivision ordinance with the change
137 of a maximum of two lots in a cul-de-sac instead of 3. Chairman Avery
138 Fitzgerald Second and the motion Passed all in favor.
139 i. Avery Fitzgerald – YES
140 ii. Daron Hughes – YES

- iii. Norm Beagley – YES
- iv. Brent Carter – absent
- v. Bruce Nieveen – YES
- vi. Melissa Scott – absent
- vii. Michael Maughan – YES

7. Commission Comments

- a. Chairman Fitzgerald reported that the Town Council is wanting to build a new public works building.
- b. Vice-Chair Daron Hughes asked for a clarification on what the rules were for Mother -in-Law apartments it was clarified that the mother-in-law apartments are allowed but they must be internal or the basic rule of thumb is under the same roof line or one residential structure per lot and how that can help maintain the rural community feel.

8. Motion to Adjourn

- a. Commissioner Norm made a **motion** to adjourn. Chairman Avery Fitzgerald Second and the motion Passed all in favor.
 - i. Avery Fitzgerald – YES
 - ii. Daron Hughes – YES
 - iii. Norm Beagley – YES
 - iv. Brent Carter – absent
 - v. Bruce Nieveen – YES
 - vi. Melissa Scott – absent
 - vii. Michael Maughan – YES
- b. The meeting was adjourned at 9:12 pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on: September 4, 2025

Lucinda Thomas
Lucinda Thomas, City Recorder