

**Genola Town
Planning Commission Meeting Minutes
January 8, 2026**

Planning Commission Present: Chairman Avery Fitzgerald, Vice-Chair Daron Hughes

Commissioners: Bruce Nieveen, Mike Maughan, Norm Beagley, Kent Argyle

Absent: Brent Carter

Staff Present: Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, Attorney Josh Nielsen

Public Present: None

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

a. Commissioner Mike Maughan gave the opening prayer

b. Commissioner Bruce Nieveen led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for December 4, 2025.

a. Commissioner Norm Beagley made a **Motion** to approve the minutes for October 2nd with the approved changes. Vice-Chair Daron Hughes **Second** and the motion **Passed** all in favor.

i. Chairman Avery Fitzgerald - Yes

ii. Vice-Chair Daron Hughes - Yes

iii. Commissioner Brent Carter - absent

iv. Commissioner Bruce Nieveen - Yes

v. Commissioner Norm Beagley - Yes

vi. Commissioner Mike Maughan – Yes

vii. Commissioner Kent Argyle - Yes

PUBLIC FORUM – there was no one signed up for the public forum.

3. Ethical Pledge – it was explained that the town is asking all employees, elected officials, and appointed officials to sign the ethical pledge for our insurance through Utah Local Governments Trust. They were asked to turn in their forms to Clerk Lucinda Thomas.

4. Discussion, Public Hearing, and possible action on a proposed amendment to the Conditional Use Ordinance.

a. **Motion to open the public hearing**

b. Commissioner Norm Beagley made a **Motion** to open the public hearing.

Chairman Avery Fitzgerald **Second** and the motion **Passed** all in favor.

i. Chairman Avery Fitzgerald - Yes

ii. Vice-Chair Daron Hughes - Yes

iii. Commissioner Brent Carter - absent

iv. Commissioner Bruce Nieveen - Yes

v. Commissioner Norm Beagley - Yes

vi. Commissioner Mike Maughan – Yes

vii. Commissioner Kent Argyle – Yes

c. There was no one signed up for the public hearing

- d. The commission discussed the proposed wording change which is to change the entity required to send out the notices from the applicant to the city. They discussed the need to require the applicant to cover the cost of all the notifications. There was discussion on how to notify severed property owners. They talked about adding language that would require the applicant to find and send out notices to severed property owners.
- e. **Motion to close the public hearing**
- f. Commissioner Norm Beagley made a **Motion** to close the public hearing. Chairman Avery Fitzgerald **Second** and the motion **Passed** all in favor.
- i. Chairman Avery Fitzgerald - Yes
 - ii. Vice-Chair Daron Hughes - Yes
 - iii. Commissioner Brent Carter - absent
 - iv. Commissioner Bruce Nieveen - Yes
 - v. Commissioner Norm Beagley - Yes
 - vi. Commissioner Mike Maughan – Yes
 - vii. Commissioner Kent Argyle – Yes
- g. They discussed the fee's and discussed that they needed to include a couple of hours of each clerk's time, as well as some attorney time to include in the fees. It was pointed out that this would need to be amended via the Town Council and the fee schedule.
- h. They decided that they would discuss this again next month. When the document is more complete and ready to be reviewed.

5. Discussion on updating the General Plan

- a. They discussed the purpose of the General Plan and the changes that need to be changed, including the dates, names and titles, they talked about changing wording in the transportation section to have traffic studies done not analysis, as a study is much more in depth than an analysis.
- b. They discussed the purpose of the general plan and what is required for it. They talked about how the master plan is a guiding document on how a community should look like or feel in the future. It is not necessarily specific on how many water tanks, etc. There are some sections that are in other larger cities master plans that are not in Genola's because the town is large enough to require that. They discussed whether or not they should keep the trails section and if they do, do they need to start requiring trails at the time of development.
- c. Review the whole document next month and they will break down into section to review more in detail later. They talked about how they don't feel that there is a lot of changes that will need to happen.

6. Discussion on a proposed subdivision ordinance amendment.

- a. They discussed some of the proposed changes that Mayor Brown had proposed as well as proposed changes from Commissioner Mike Maughan. Commissioner Norm Beagley showed a proposed drawing to include with the subdivision showing where proposed easements would go. He proposed that going forward there would only be an easement for the side lot lines but only goes back to setback minimums which is 35 feet for an R-1 zone lot. He talked about requiring back easements if there are secondary water lines on the back

95 of the property which is not an uncommon situation in Genola. He felt that those
96 side easements are needed to help protect especially where power boxes could
97 be coming from a neighboring property. The Commission seemed comfortable
98 with these proposed changes. Attorney Josh Nielsen and Commissioner Norm
99 Beagley said that they would work together to marry Mayor Browns edits,
100 Commissioner Maughan's edits, and Commissioner Beagley's edits, and have
101 the document ready to finalize next month. They decided to hold a public
102 hearing next month and hopefully have it all prepared to go to the Town Council
103 next month.

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105 **7. Commission Comments** - There were no comments.

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107 **8. Motion to Adjourn**

108 a. Chairman Norm Beagley made a **Motion** to adjourn. Vice-Chair Daron Hughes
109 **Second** and the motion **Passed** all in favor.

- 110 i. Chairman Avery Fitzgerald - Yes
111 ii. Vice-Chair Daron Hughes - Yes
112 iii. Commissioner Brent Carter - absent
113 iv. Commissioner Bruce Nieveen - Yes
114 v. Commissioner Norm Beagley - Yes
115 vi. Commissioner Mike Maughan – Yes
116 vii. Commissioner Kent Argyle - Yes

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118 b. The meeting was adjourned at 8:13pm

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120 Minutes prepared by Deputy Clerk Nicole Preston

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123 Approved on: February 5, 2025

Lucinda Thomas

Lucinda Thomas, City Recorder