

**Genola Town
Planning Commission Meeting Minutes
February 5, 2026**

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

Commissioners: Bruce Nieveen, Mike Maughan, Norm Beagley, Brent Carter

Absent: Kent Argyle

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

Public Present: Ben Carson

1. Chairman Avery Fitzgerald called the meeting to order at 7:05pm.

- a. Commissioner Mike Maughan gave the opening prayer
- b. Commissioner Brent Carter led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for January 8, 2026.

- a. Commissioner Norm Beagley made a **Motion** to approve the minutes for January 9, 2026. 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 - Yes
 - iv. Commissioner Bruce Nieveen - Yes
 - v. Commissioner Norm Beagley - Yes
 - vi. Commissioner Mike Maughan – Yes
 - vii. Commissioner Kent Argyle - Absent

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

3. Discussion, Public Hearing and possible action on a proposed amendment to the subdivision Ordinance.

a. Motion to open the Public Hearing

- i. Commissioner Norm Beagley made a **Motion** to open the public hearing on an amendment to the subdivision ordinance. Chairman Avery Fitzgerald **Second** and the motion **Passed** all in favor.
 - 1. Chairman Avery Fitzgerald - Yes
 - 2. Vice-Chair Daron Hughes - Yes
 - 3. Commissioner Brent Carter - Yes
 - 4. Commissioner Bruce Nieveen - Yes
 - 5. Commissioner Norm Beagley - Yes
 - 6. Commissioner Mike Maughan – Yes
 - 7. Commissioner Kent Argyle – Absent
- ii. The purpose of this public hearing is to consider changes and updates made to the subdivision Ordinance including updates to the easement requirements and the possibility of vacating a current easement.
- iii. There was no one signed up for the public hearing

- 47 b. Chairman Avery Fitzgerald made a **Motion** to close the public hearing.
48 Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
49 i. Chairman Avery Fitzgerald - Yes
50 ii. Vice-Chair Daron Hughes - Yes
51 iii. Commissioner Brent Carter - Yes
52 iv. Commissioner Bruce Nieveen - Yes
53 v. Commissioner Norm Beagley - Yes
54 vi. Commissioner Mike Maughan – Yes
55 vii. Commissioner Kent Argyle - Absent
56 c. The Commission then discussed the combination of the changes that
57 Commissioner Norm Beagley proposed and an image that would explain said
58 wording. The public utility easements would no longer be required around all 4
59 sides of the proposed parcels, and there was a process to remove existing and
60 unused easements on already existing parcels. These removals would be done
61 by a revised plat map. There will also be some clarification on wording having all
62 planned roads being updated to proposed roads.
63 d. Commissioner Norm Beagley made a **Motion** to recommend to the Town
64 Council the proposed changes to the Subdivision Ordinance. Vice-Chair Daron
65 Hughes **Second** and the Motion **Passed** all in favor.
66 i. Chairman Avery Fitzgerald - Yes
67 ii. Vice-Chair Daron Hughes - Yes
68 iii. Commissioner Brent Carter - Yes
69 iv. Commissioner Bruce Nieveen - Yes
70 v. Commissioner Norm Beagley - Yes
71 vi. Commissioner Mike Maughan – Yes
72 vii. Commissioner Kent Argyle – Absent
73

74 **4. Discussion and possible action on a proposed amendment to the Conditional use**
75 **Ordinance.**

- 76 a. The commission discussed the changes and came back to the main part of the
77 discussion from last month which was whether or not to include the severed title
78 owners as part of the notifications. There was a lot of discussion and
79 Commissioner Maughan was passionate that this be added he felt that this
80 would open the town up to potential lawsuits of this was not done. Mt. Nielsen
81 the town attorney stated that he had done some research with other municipal
82 attorneys and hadn't found another municipality in Utah who does this. He
83 suggested that they include the Owner of Record that the county uses on the
84 parcel map or who the county deems who is responsible to pay the taxes. They
85 talked about whether this would be necessary or not. It was discussed that the
86 process of trying to notify severed titles would require a title report on all
87 properties and the town requires notification of all property owners within 1000
88 feet of affected properties. It was suggested that this would mean thousands of
89 dollars in title reports and then paying someone to research the title reports as
90 we don't have staff that is skilled in this area. It was also discussed that this
91 approach could also bring us a larger risk for a lawsuit as the applicants could
92 sue saying that this could be onerous.

- 93 b. They discussed fees and who should be responsible for what, they discussed
94 and decided that they wanted the applicant to bring a map and proposed list of
95 all those parcels affected. This was determined so that the council and staff can
96 set the fee schedule.
- 97 c. Chairman Avery Fitzgerald Made a **Motion** to recommend to the town council
98 the proposed amendment to the conditional use ordinance with only listing the
99 owner of record in the proposed amendment. Commissioner Norm Beagley
100 **Second** and the Motion **Passed**.
- 101 i. Chairman Avery Fitzgerald - Yes
102 ii. Vice-Chair Daron Hughes - Yes
103 iii. Commissioner Brent Carter - Yes
104 iv. Commissioner Bruce Nieveen - Yes
105 v. Commissioner Norm Beagley - Yes
106 vi. Commissioner Mike Maughan – NO
107 vii. Commissioner Kent Argyle – Absent
108

109 5. Discussion on updating the General Plan

- 110 a. The discussion went through the questions that Vice-Chair Daron Hughes
111 brought, most of which included updating the population data etc. They talked
112 about if there was a need to update the roads map, and if the trails section
113 needed to be included at all in the plan, as there have been no subdivision
114 created with any trails created since the last Master Plan was adopted. They
115 discussed asking MAG to help us with updating the General Plan. It was
116 reiterated that this document is a guiding document but not a binding document,
117 so this needs to be a vision of how they want to see the Town grow in the future.
- 118 b. They talked about the updates to state code that is listed in the document but
119 now much of that code no longer exists. They talked about finding ways to use
120 the old Railroad line, that no longer is used to modify and change into a trail.
121 They asked that the Planning Commission Chairman speak with the Council
122 about what there ideas are, and it was suggested that maybe they have a
123 combined work meeting to get ideas on would be the best direction to go. They
124 discussed changes to the maps sections and what maps needed to be updt4ed.
125 Deputy Clerk told them that she had already contacted JUB to have the Land
126 use map updated. And we would work on getting with MAG for the data
127 including population data, property values, etc.
128

- 129 6. **Commission Comments** – Chairman Fitzgerald stated that he needed to resign as a
130 planning commissioner as he has accepted a position with the Town in the public works
131 department. Vice-Chair was nominated to the Chairman and Commissioner Bruce
132 Nieveen was nominated to be the Vice-Chair.
133

134 7. Motion to Adjourn

- 135 a. Commissioner Norm Beagley made a **Motion** to adjourn. Vice-Chair Daron
136 Hughes **Second** and the motion **Passed** all in favor.
- 137 i. Chairman Avery Fitzgerald - Yes
138 ii. Vice-Chair Daron Hughes - Yes
139 iii. Commissioner Brent Carter - Yes

- 140 iv. Commissioner Bruce Nieveen - Yes
141 v. Commissioner Norm Beagley - Yes
142 vi. Commissioner Mike Maughan – Yes
143 vii. Commissioner Kent Argyle - absent

144
145 b. The meeting was adjourned at 8:27pm

146
147 Minutes prepared by Deputy Clerk Nicole Preston

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149
150 Approved on: March 5, 2026

Lucinda Thomas

Lucinda Thomas, City Recorder