

**Genola Town
Development Review Committee Meeting Minutes
February 5, 2026**

Development Review Committee: Planning Commission Chairman Avery Fitzgerald, Planning Commissioner Norm Beagley, Fire Marshall Ace Cottle, Public Works Director Chris Steele, City Attorney Josh Nielsen, Planning and Zoning Deputy Clerk Nicole Preston

Staff Present: City Clerk Lucinda Thomas

Public Present: Jeremiah Larsen

1. Chairman Avery Fitzgerald called the meeting to order at 6:00pm.

AGENDA ITEMS:

2. Approval of Minutes for September 4, 2025.

a. Chairman Avery Fitzgerald made a Motion to approve the minutes from September 4, 2025. Commissioner Norm Beagley Second and the motion Passed all in favor.

- i. Chairman Avery Fitzgerald – YES
- ii. Commissioner Norm Beagley – YES
- iii. Ace Cottle – YES
- iv. Chris Steele – YES
- v. Josh Nielsen – YES
- vi. Nicole Preston - YES

3. Discussion on a vicinity review and pre-application meeting with Avenue Consultants on their proposed Genola Residential Subdivision located at approximately 2424 N 800 W Parcel #'s 29.005.0055 & 29.005.0056

a. The Committee went through the plans and had a list of items that they felt that Avenue Consultants needed to address those included:

- i. Gap in ownership from 2260 North and the proposed 2260 North. The small piece is owned by Dick York and this parcel needs to be addressed before anything can go forward.
- ii. Power plans needed to be added
- iii. Natural Gas needed to be added
- iv. Secondary water lines need to be added
- v. A letter of approval from the Environmental health department, they stated that they won't give the letter. It was emphasized that Genola has never approved a subdivision without the
- vi. They need to have a Geotechnical Report
- vii. Water/Environmental report regarding run-off especially concerning proposed lots 12 & 13, & 14, might be an environmental engineer.
- viii. Lot shape for 12 & 13 does it really have a buildable space.
- ix. Measurements need to be shown for cul-de-sac diameter and frontage line to make sure that it meets those 125 feet requirements.
- x. Do the cul-de-sac show a roadway cross section that show a 2% slope etc.

- xi. Water Analysis that will be required because more than 500 Ft of water lines will be put in.
- xii. Fire flow analysis to make sure that the pressure is up to spec, also showing that all Fire Hydrants are spaced correctly.
- xiii. It was noted that the PUE's might be changed in the near future and they should be aware that changes might be needed.
- xiv. Clarification that any of this property is not in the flood plain as determined by the new flood plain map.

City Attorney Josh Nielsen joined the meeting at 6:15pm

4. Motion to Adjourn

- a. Chairman Avery Fitzgerald made a **Motion** to adjourn. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.
 - i. Chairman Avery Fitzgerald – YES
 - ii. Commissioner Norm Beagley – YES
 - iii. Ace Cottle – YES
 - iv. Chris Steele – YES
 - v. Josh Nielsen – YES
 - vi. Nicole Preston - YES

- b. The meeting was adjourned at 6:34pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on: August 6, 2026

Lucinda Thomas

Lucinda Thomas, City Recorder